

MMDCB

**MANUAL ON SPATIAL UTILIZATION
AND PROJECT MANAGEMENT IN
MAMMINASATA URBAN AREA**

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Part I: Introduction

1. Background

Mamminasata Urban Area or Mamminasata Metropolitan Area¹ (hereinafter referred to as Mamminasata area), composed of the entire Makassar City, a part of Maros District, a part of Gowa District (Sungguminasa), and of the entire Takalar District, is the only and the largest urban area in Eastern Indonesia with population of over 2 million (Area: 2,476 km²). Due to urbanization of Makassar City and surrounding areas and as an answer to assist the urban development and controlling, it is necessary to establish Mamminasata urban Area in order to strengthen efficient infrastructure, public service and land use control to secure urban environment and promote economic growth.

Government of Indonesia has enacted new spatial management law (No. 26 of 2007) in 2007, which becomes the legal umbrella for spatial management in Indonesia. The Law mandated the "Spatial Management" as "a system for process of spatial planning, spatial utilization, and spatial utilization control." Consequently, regional governments (province and district/city) are required immediately to formulate/revise and synchronize their general spatial plan along with specific spatial plans.

As one of the instructions of the Law and to set up the nation-wide spatial management, Government has enacted Government Regulation No. 26 of 2008 concerning National General Spatial Plan as the base for the spatial planning in Indonesia, by which Mamminasata area is designated as one of national strategic areas (KSN), which requires Presidential Regulation to stipulate spatial management of Mamminasata area.

In addition, Government Regulation No. 15 of 2010 concerning Implementation of Spatial Management has been enacted in 2010 as the implementing procedure of spatial management, which aims to realize the order of spatial management implementation, provide legal certainty to all stakeholders in regards to carry out the tasks and responsibilities as well as its rights and obligation in the implementation of spatial management, and realize a justice for all stakeholders in the whole aspects of spatial management implementation.

And finally, Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Makassar, Maros, Sungguminasa, and Takalar (Mamminasata) Urban Area has been

¹ According to Presidential Regulation No. 55 of 2011, Mamminasata is clarified as "Urban Area". Since "Metropolitan Area" had been used widely by stakeholders to describe Mamminasata prior to stipulation of the Presidential Regulation, Metropolitan Area is used for some legal bases issued before the Presidential Regulation is enacted.

enacted in September 2011 as the legal umbrella for spatial management, which serves as operational tool of national general spatial plan and as coordination tools of development implementation in Mamminasata area and has function as guidance for:

- a. Formulation of development plan in Mamminasata urban area;
- b. Spatial utilization and control over spatial utilization in Mamminasata urban area;
- c. Realization of and integration, synchronization and balance of development among district/city, as well as harmony among sectors in Mamminasata area
- d. Stipulation of location and spatial function for investment in Mamminasata area;
- e. Provincial and district/city spatial management in Mamminasata area;
- f. Management of Mamminasata area;
- g. Realization of integration of Mamminasata area development and its surroundings.

For the smooth and efficient urban development management in Mamminasata Metropolitan Area, in 2003 government of South Sulawesi Province established a functional organization so-called Mamminasata Metropolitan Development Cooperation Board (hereinafter referred to as MMDCB) to take care of coordination aspects of Mamminasata. For operational aspects, in 2009 the Government of South Sulawesi Province has also established UPTD (Technical Implementing Unit) for Mamminasata under Dinas of Spatial Planning and Settlement of South Sulawesi Province.

Due to its status as the national strategic area, central government has established central government working unit in the region which is so called SNVT for KSN of Mamminasata Urban Area, hereinafter referred to as SNVT Mamminasata², for smooth implementation of national programs in South Sulawesi Province.

As a KSN, this area receives high priority in development both from central government and regional government. Some programs/projects are being and have been promoted for development.

Considering the importance of these programs and the desire to see their progress in development, UPTD Mamminasata (UPTD Mamminasata) and MMDCB are assigned to conduct monitoring over those programs / projects for their smooth, efficient, and effective execution. For the purpose of monitoring, UPTD Mamminasata and MMDCB under the support of JICA Project have prepared monitoring format to be used to identify the progress and to facilitate their acceleration through technical support (coordination, consultation, socialization, etc.).

² SNVT KSN for Mamminasata Urban Area has been established in 2011 as the extension of central government (Directorate General of Spatial Planning, Ministry of Public Works) and there is a possibility for the change of the title depending on requirement and condition

2. Purpose of manual

This manual is an attempt to provide the hand-note for local government officers, who are in charge of the spatial management, particularly in the field of "spatial utilization", covering from realizing program indication in concerned RTRW/RTR Mamminasata, including initiation and monitoring and reporting of programs/projects.

This manual is focused on (1) project planning and (2) project implementation. Project planning highlights initiation and formulation of a project. On the other hand, Project implementation highlights project design and monitoring and evaluation activities conducted in Mamminasata area. Some model cases (or case studies) for how to implement programs/ projects as well as sample format needed for programs/project management are provided.

Provincial Government will refer to the Manual to control, supervise and synchronize stakeholders in Mamminasata. District/city government will use this manual as reference for confirming their roles and responsibility in programs/projects management.

Part II: Direction of spatial utilization in Mamminasata area

1. Outline on direction of spatial utilization

Spatial utilization constitutes realization of spatial structure and spatial pattern in accordance with the spatial plan. In Mamminasata area, the spatial utilization must refer to the spatial plan of Mamminasata area. Spatial utilization is highly related to procurement of infrastructure and facilities which are implemented by referring to the main program indication.

Direction of spatial utilization consists of:

- 1) Main Program Indications;
- 2) Funding Source Indication;
- 3) Implementing Institution Indication; and
- 4) Implementation Timing Indication.

2. Main program indication

Main program indication in Mamminasata area constitutes the realization of spatial structure and spatial pattern.

The program indication is prepared as proposal in order for realizing spatial structure and spatial pattern in Mamminasata area. But, program titles as stated in the program indication are still general in nature which must be processed to become implementable programs / projects. The main indications of spatial programs will then be integrated with the development programs through a channel so-called RPIIJM (Rencana Program Investasi Infrastruktur Jangka Menengah = Medium-term Infrastructure Investment Program Plan).

3. Funding source indication

Funding sources for the program implementation may be derived from APBN (National Budget), APBD (Regional Budget), and/or other legal sources relevant to the laws and regulations. The funding source is closely related to the types and scale of programs/projects to implement.

4. Implementing institution indication

Implementing institutions consist of central government, provincial government, district/ city government, private and/or community. Institution or implementer in charge of the program/ project implementation is determined in accordance with respective tasks and functions.

5. Implementation timing indication

Time of implementation consists of 4 (four) stages as the base for implementing institution, both from central government and regional government in establishing development priorities, which consist of:

- 1) First stage: period of 2011-2014;
- 2) Second stage: period of 2015-2019;
- 3) Third stage: period of 2020-2024; and
- 4) Fourth stage: period of 2025-2027.

Part III: Project management outline

1. Component of project management

Before discussing about project management, it is worthwhile to recognize about the project itself. In general sense, a project involves a sequence of activities which is ad-hoc in nature and conducted within a timeframe with certain aims and making use of resources to achieve the aims.

The following is an outline of a project.

What is a project?

- Projects are different from ordinary works and intended to change or produce things.
- Projects have a time frame (start and end date), involves people and requires resources and budget.
- Projects need to be planned.
- Project has an 'outcome' or 'product'.
- Project requires monitoring and evaluation.....

What is project management?

In general terms, project management is the application of knowledge, skills and technique to project activities in order to meet the expectation/objectives of the project.

Technically, project management is the activity of facilitating the planning, scheduling, and monitoring of all activities that must be done to achieve project objectives.

Project life

Project cycle constitutes a sequence of required activities to accomplish the project starting from the beginning (Project Planning: Project Initiation and Project Formulation) to the end of the project with continuous monitoring and evaluation to keep it on track.

For effective management of a program/project, the discussion will focus on Project Planning covering Project Initiation and Project Formulation and Project Implementation covering Project Design and Project Monitoring and Evaluation.

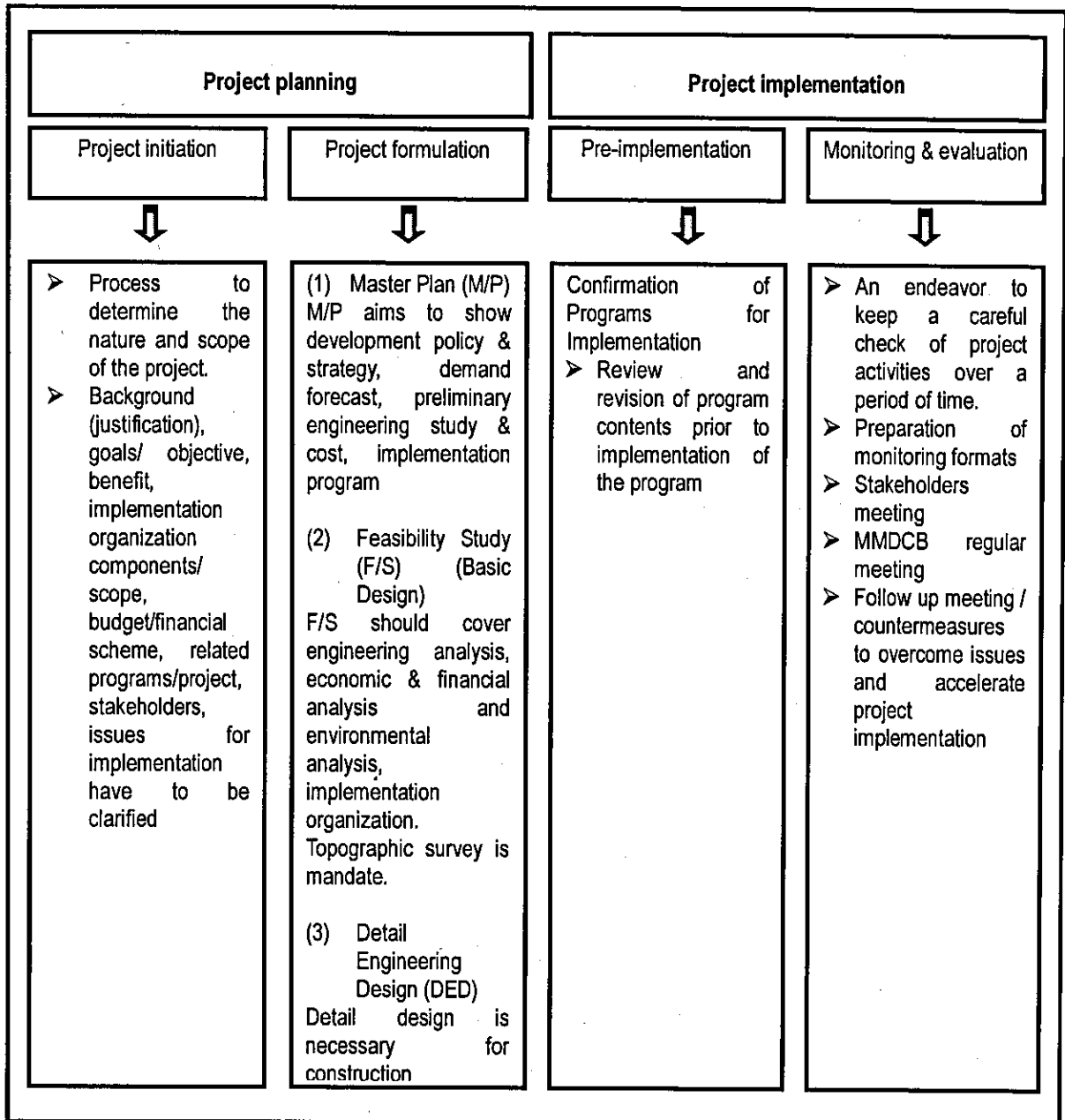


Figure 1. Project management process: project planning and project implementation

2. Role of stakeholders in project management

There are some relevant stakeholders in the program / project management in Mamminasata area as shown in the following table.

UPTD Mamminasata & MMDCB has an important role in initiating and coordinating stakeholders for project management.

Table 1. Role and responsibility among stakeholders in project management

Phase	District/City	Province ³	UPTD Mamminasata & MMDCB	SNVT MM	Central Government (PU)
General	<ul style="list-style-type: none"> Execution: Implementation of projects Participate in MMDCB meeting Provide information necessary for Mamminasata monitoring 	<ul style="list-style-type: none"> Execution: Implementation of projects Participate in MMDCB meeting Provide information necessary for Mamminasata monitoring Issue principle permit 	<ul style="list-style-type: none"> Coordination/ assist Socialization/ assist Technical consultation Issue principle permit (technical examination) Manage MMDCB meeting Assist Governor and Vice governor task through Dinas Spatial Plan Head Request information to concerned agency Monitor Mamminasata development Report to concerned agency Assist socialization 	<ul style="list-style-type: none"> Coordinating with central government's programs 	<ul style="list-style-type: none"> Guidance Execution: Implementation of projects
Planning	<ul style="list-style-type: none"> Supporting data collection <p>If district/city is in charge of program</p> <ul style="list-style-type: none"> Prepare project plans (MP, FS, basic design) Synchronizing with district / city plan 	<ul style="list-style-type: none"> Supporting data collection Assessing feasibility of project <p>If province is in charge of program</p> <ul style="list-style-type: none"> Prepare project plans (MP, FS, basic design) Synchronizing with provincial plan 	<ul style="list-style-type: none"> Supporting data collection Assessing feasibility of project Holding a regular meeting <p>If UPTD is in charge of program</p> <ul style="list-style-type: none"> Collecting supporting data Conducting initial assessment Preparing ToR Supporting activity Providing technical/ operational manuals Holding a regular meeting 	<ul style="list-style-type: none"> Coordinating with central government's programs 	<ul style="list-style-type: none"> Providing guidelines Synchronizing with program from central government Coordination with central government's with programs
Implementation	<ul style="list-style-type: none"> Execute design work <p>If district/city is in charge of the program</p> <ul style="list-style-type: none"> Issue permit: land utilization permit, building construction permit <p><i>For monitoring</i></p> <ul style="list-style-type: none"> Being involved in monitoring activity and controlling activities 	<ul style="list-style-type: none"> Execute design work if province is in charge of the program Issue principle permit <p><i>For monitoring</i></p> <ul style="list-style-type: none"> Establishing monitoring team Conducting monitoring Reporting result to MMDCB meeting 	<ul style="list-style-type: none"> Supporting activity Providing technical/ operational manuals Examine and issue principle permit on be half of Dinas Spatial Plan and Settlements <p><i>For monitoring</i></p> <ul style="list-style-type: none"> Holding MMDCB regular meeting Supporting monitoring 	<ul style="list-style-type: none"> Coordinating with central government's programs <p><i>For monitoring</i></p> <ul style="list-style-type: none"> Being involved in monitoring activity and controlling activities 	<ul style="list-style-type: none"> Providing guidelines <p><i>For monitoring</i></p> <ul style="list-style-type: none"> Being involved in monitoring activity and controlling activities

³ Province includes all provincial level government institutions , including Dinas of Spatial Planning and Settlement of South Sulawesi Province in general

Part IV: Project planning

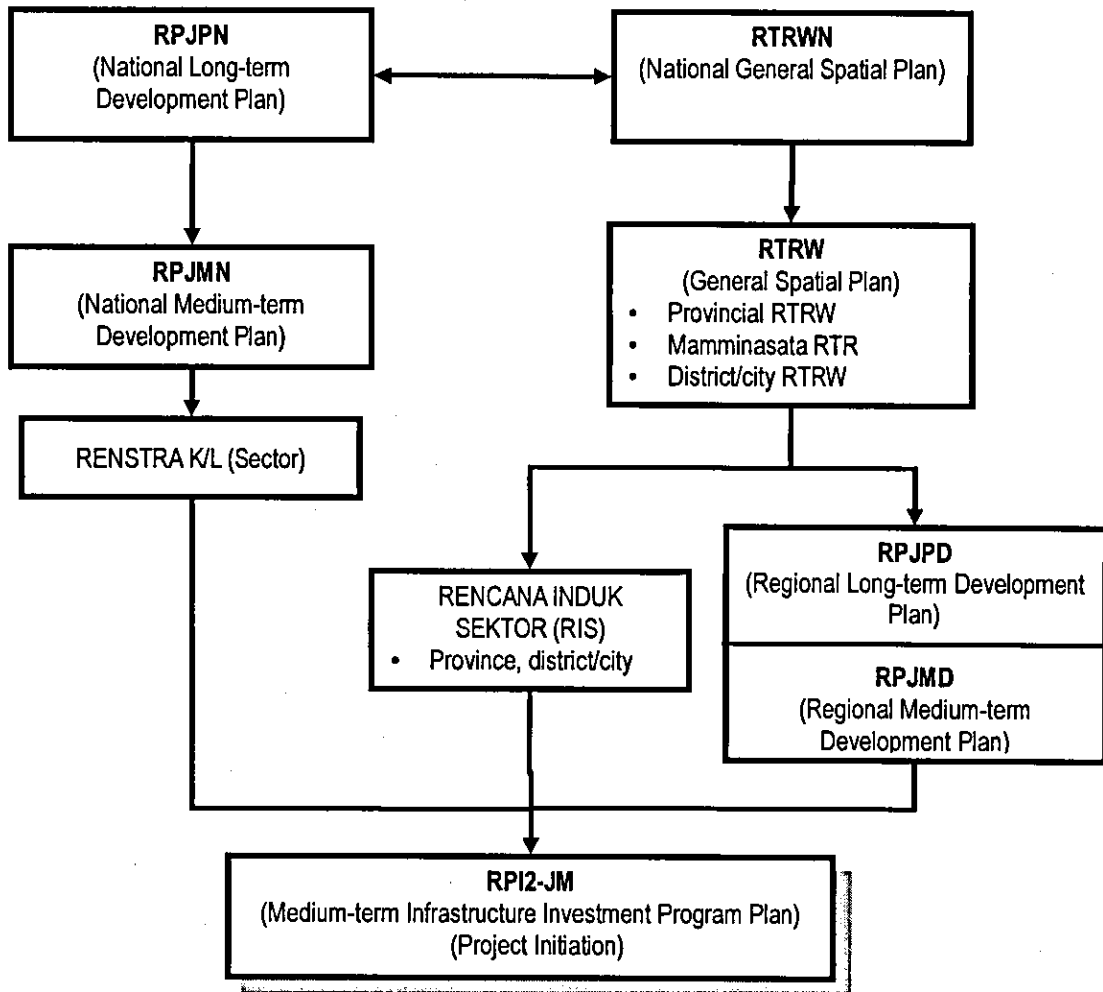
1. Project initiation: initial items to be considered (project summary (initial stage))

The project initiation is a very important step in project management. It is a process to determine the nature and scope of the project. The key project controls needed here are an understanding of the business environment and making sure that all necessary controls are incorporated into the project.

Project summary sheet shall be synchronized with existing plans, such as:

- (i) National Development Plan (RPJPN, RPJMN)
- (ii) Regional Development Plan (RPJPD, RPJMD) (Sector plan)
- (iii) National Spatial Plan
- (iv) Provincial Spatial Plan
- (v) Mamminasata Spatial Plan
- (vi) District/City Spatial Plan

Following chart shows relationship among plans which have to be referred for project initiation for project formulation and implementation. The point is project has to be synchronized with development plan (national, regional) and spatial plan (national, regional).



Source: Adopted from SNVT coordination meeting document, prepared by MPW

Figure 2. Synchronization of development plan and spatial plan

The following table contains minimum information for initiating a project. This information can be used to request budget/support from central government, provincial government, and/or district/city government as well as to conduct discussion with stakeholders (see **Appendix 1.1**).

Table 2. Minimum Information for initiating project

No.	Items	Explanation
I (1)	Project name	Select project from program indication in concerned plans. It would be easy to justify the project if the project is already proposed in the plans.
I (2)	Location	Specify location if program indication does not show exact location. At least show kecamatan level.
I (3)	Duration	Take the information from program indication. If not clear, estimate from similar projects
I (4)	Background (justification)	All projects have to be able to answer "why the project is needed". Background and justification have to be clearly defined (based on RTRW, RPJPD, RPJMD, needs by community etc.)

No.	Items	Explanation
I (5)	Project objectives	<p>Project objectives are to be planned and to define what a project must achieve for it to be judged complete and successful. The setting of objectives is a useful tool for management at all levels in an organization. It enables interested parties/stakeholders to agree at the start of a piece of work :</p> <ul style="list-style-type: none"> ▪ What they are trying to achieve, ▪ What must be done for the work to be complete, ▪ How they will know that the work has been successful <p>Note: Project objectives define target status at the end of the project, reaching of which is considered necessary for the achievement of planned benefits. Thus, the objective should be formulated as S.M.A.R.T. (Specific, Measurable, Achievable, Relevant, and Time-bound) as possible</p>
I (6)	Benefits/impacts (indicators)	<p>The benefits anticipated as a result of the project should be identified and defined in as measurable terms as possible and agreed with those who will have responsibility for realizing them. The desired benefits should be identified in discussion with project stakeholders during project initiation stage. Later, the benefits should be specified in terms of quantified targets and timing of realization in conjunction with production of the project plan.</p> <p>Benefit has to be <u>Specific, Measurable, Achievable, Relevant, Time Bound (Traceable)</u></p> <p>Some benefits will be tangible, quantifiable and achievable as a direct as well as indirect result of the project. Some of the example of benefits can be:</p> <ul style="list-style-type: none"> ▪ Cost saving ▪ Utility service increase ▪ Social, economic and environmental benefit (direct and indirect)
I (7)	Implementing organization	<p>Stakeholders for the project, particularly implementation agency and coordination agency have to be clarified. This item should be able to answer who is responsible for implementation.</p>
I (8)	Components/ scope	<p>Components/Scope is a general term to describe everything that programs/projects encompass, everything that must be achieved for the project to be complete.</p> <p>Following should be considered for defining components/scope:</p> <ul style="list-style-type: none"> ▪ Ensure that the boundary between this project and other projects and programs is clearly understood and prevents gaps or overlaps in all the work that is necessary to achieve higher-level objectives. ▪ Ensure that the work that the project must do, and what it is specifically excluded from doing, are defined and agreed by interested parties. ▪ Components can be as simple as "AA road from BB to CC with DD km and EE width " to complex as "AA building with BB m2, utility (water supply, electricity, supporting facilities)"
II	Budget/ financial scheme	<p>It is difficult to estimate the cost at this stage but it is important to show the cost roughly in order for stakeholder to secure budget, or in some cases, ask financial support from central government.</p>
III	Related programs/ projects for Mamminasata	<p>Any programs/projects have to be synchronized with related plans, particularly RTR Mamminasata, RTRW Province, RTRW Kota/ Kabupaten. Showing the linkage with concerned plans make programs/projects easy to implement.</p>

No.	Items	Explanation
IV	Issues for implementation	Any issues or constraints that can be identified at initial stage of the project formulation have to be mentioned.
Others	Responsible organization (management structure)	Every project must have its own management structure. The definition of the management roles, responsibilities, relationships and accountabilities and authorities provides the basis of the governance arrangements for the project. At this stage, project scheme has to be identified. a. Public investment project b. PPP project c. Private investment project

2. Project formulation

(1) Master Plan (M/P)

Objective of M/P is to show development vision and direction, project lists, and schedule. The following information should be included in the M/P. This process requires comprehensive and technical study, which may be sub-contracted to consultant or professionals.

Sample table of content for M/P for Trans-Sulawesi Road prepared by JICA is shown in Appendix 1.2.

Table 3. Components to be included in M/P

No.	Items	Explanation
(1)	Existing condition	Natural, social, economic condition and existing condition of concerned sectors
(2)	Development needs and potential	<ul style="list-style-type: none"> Identify needs and potential for concerned sector and related sector
(3)	Development strategy and concept	<ul style="list-style-type: none"> Development goal and strategy Land use plan Sector strategy
(4)	Socio-economic framework	<ul style="list-style-type: none"> Demographic framework Economic framework (GRDP)
(5)	Sector analysis	<ul style="list-style-type: none"> Traffic survey (if transport sector) Volume survey
(6)	Development direction for MP	<ul style="list-style-type: none"> Development policy Plans for the components of the MP
(7)	Demand projection	<ul style="list-style-type: none"> Demand projection is important to determine scale or size of the project. Based on social, economic and sector trend, demand projection should be mentioned
(8)	Preliminary engineering study and cost estimate	<ul style="list-style-type: none"> Preliminary engineering study: improvement measure, design standard, quantities Cost estimate for related plans

No.	Items	Explanation
(9)	Project evaluation	<ul style="list-style-type: none"> Economic evaluation Financial evaluation
(10)	Environmental consideration	<ul style="list-style-type: none"> Social and environmental impact analysis (positive and negative). IEE (Initial Environment Examination) level
(11)	Implementation program	<ul style="list-style-type: none"> Project priority, implementation organization, O&M plans , funding requirement and financing plan, implementation schedule

(2) Feasibility Study (F/S) (Basic Design)

The following information should be included in the F/S. This process requires comprehensive and technical study, which maybe sub-contracted to consultant or professionals. Important point of the F/S is that F/S is conducted based on topographic condition and implementation schedule and implementation organization is clearly stated. Drawing scale is 1:1,000 to 1:5,000. For some structure 1:100 scale is preferable.

Sample table of content for F/S of Trans-Sulawesi Road prepared by JICA is shown in Appendix 1.3).

Table 4. Components to be included in F/S

No.	Items	Explanation
(1)	Existing condition	Natural, social, economic condition and existing condition of concerned sectors
(2)	Related plans	The program/project has be justified by related plans <ul style="list-style-type: none"> Development plans: justify priority, sector focus RTRW: land use, infrastructure, utility Development plans (national, regional) M/P
(3)	Development justification	<ul style="list-style-type: none"> Objective Policy Strategy show "how to implement the program/project" Clear justification
(4)	Demand projection	<ul style="list-style-type: none"> Demand projection is important to determine scale or size of the project. Based on social, economic and sector trend, demand projection should be mentioned
(5)	Natural condition survey analysis	<ul style="list-style-type: none"> Hydrology Geotechnical investigation Topographic survey and mapping
(6)	Engineering study	<ul style="list-style-type: none"> Review of previous study Design criteria Development concept Design Construction plan

No.	Items	Explanation
(7)	Environmental consideration	Social and environmental impact analysis (positive and negative). IEE (Initial Environment Examination) or EIA (Environmental Impact Assessment)
(8)	Cost estimate	Detail cost estimate based on project components and possibly by organization
(9)	Benefit/impact evaluation	Social and economic benefit, financial analysis
(10)	Implementation plan	<ul style="list-style-type: none"> • Show implementation schedule by component (sample) • Executing agency • Contract package • O&M plan • Financial plan/annual fund requirement

(3) Detailed Engineering Design (DED)

Detailed Engineering Design is needed for construction which is prepared based on F/S (basic design). The following information should be included in the basic design. This process requires comprehensive and technical study, which maybe sub-contracted to consultant or professionals. Design scale can be from 1:50 to 1:1,000 depending on structure.

Table 5. Components to be included in DED

No.	Items	Explanation
(1)	Existing condition	Natural, social, economic condition and existing condition of concerned sectors
(2)	Related plans	The program/project has be justified by related plans <ul style="list-style-type: none"> • Development plans: justify priority, sector focus • RTRW: land use, infrastructure, utility • Revise of F/S or basic design
(3)	Development justification	<ul style="list-style-type: none"> • Objective • Policy • Strategy show "how to implement the program/project" • Clear justification
(4)	Engineering study	<ul style="list-style-type: none"> • Review of previous study • Design criteria • Development concept • Design • Construction plan
(5)	Cost estimate	Detail cost estimate based on project components and possibly by organization
(6)	Implementation plan	Show implementation schedule by component (sample)
(7)	Role sharing among stakeholders for implementation	<ul style="list-style-type: none"> • List of responsible organizations • Role and responsibility among organizations • Role of community • (sample)

Part V: Project implementation: monitoring and evaluation (monitoring mechanism, monitoring sheet)

1. Confirmation of programs for implementation

Program contents are usually reviewed and revised prior to implementation of the program. Information on project summary sheet prepared during the initial stage has to be updated for monitoring and evaluation. In addition, monitoring indicator has to be clarified. Following information has to be confirmed.

Table 6. Objective and component of a project

Information	Explanation
Project objective	Project objectives are to be planned and to define what a project must achieve for it to be judged complete and successful. It enables interested parties/ stakeholders to agree at the start of a piece of work : <ul style="list-style-type: none"> ▪ What they are trying to achieve, ▪ What must be done for the work to be complete, ▪ How they will know that the work has been successful
Project components	Components/Scope is a general term to describe everything that programs/ projects encompass, everything that must be achieved for the project to be complete. Following should be considered for defining components/scope: <ul style="list-style-type: none"> ▪ Ensure that the boundary between this project and other projects and programs is clearly understood and prevents gaps or overlaps in all the work that is necessary to achieve higher-level objectives. ▪ Ensure that the work that the project must do, and what it is specifically excluded from doing, are defined and agreed by interested parties.
Project duration (implementation schedule)	Implementation schedule has to be clearly defined for entire duration of the project, detail schedule for current year. Ideally implementation schedule is prepared for each component
Benefit/Impacts	The benefits anticipated as a result of the project should be identified and defined in as measurable terms as possible and agreed with those who will have responsibility for realizing them. Benefit has to be <u>Specific, Measurable, Achievable, Relevant, Time Bound (Traceable)</u> so this can be used as indicator for monitoring.
Responsible organizations	List all stakeholders involved in the project or contact person and their roles. The definition of the management roles, responsibilities, relationships and accountabilities and authorities provides the basis of the governance arrangements for the project.
Issues and suggestions	Define any risk or issues that can be identified prior to implementation

2. Monitoring and evaluation

(1) Definition of monitoring and evaluation

Monitoring and evaluation go hand in hand. Monitoring provides the raw data to answer questions. But when they are treated separately, it is a useless and expensive exercise. Evaluation is putting those data to use and thus giving them value. Evaluation is where the learning occurs, questions answered, recommendations made, and improvements suggested. Yet without monitoring, evaluation would have no foundation, have no raw material to work with, and be limited to the realm of speculation.

The following table illustrates the outline of monitoring and evaluation activities on a project.

Table 7. Comparison of monitoring and evaluation

Monitoring	➤ a task that needs to be carried out throughout the lifetime of a project
	➤ enables a regular tracking of the PROGRESS made by the project
	➤ highlights the ISSUES, areas for improvement in the design or implementation of the project
	➤ enables delivery of set target within specified time-frame
Evaluation	➤ a periodic, in-depth analysis of the performance of implementation
	➤ undertaken selectively to answer specific questions to guide decision-makers on whether program development was valid, what worked, what did not work and why and do the project is success or not
	➤ an unbiased exercise conducted by a designated team that has not been involved in the project
	➤ relies on data through monitoring activities as well as information obtained from other sources (group discussion, interviews, surveys etc.).

(2) Monitoring mechanism in Mamminasata area

a. Outline of monitoring mechanism

Monitoring mechanism is composed of:

- (i) Monitoring and update of monitoring sheet by monitoring team,
- (ii) Stakeholder meeting to confirm the monitoring results and
- (iii) MMDCB regular meeting to report to chairman of MMDCB, evaluate and comments based on report (project monitoring mechanism is shown in **Appendix 2.1**).

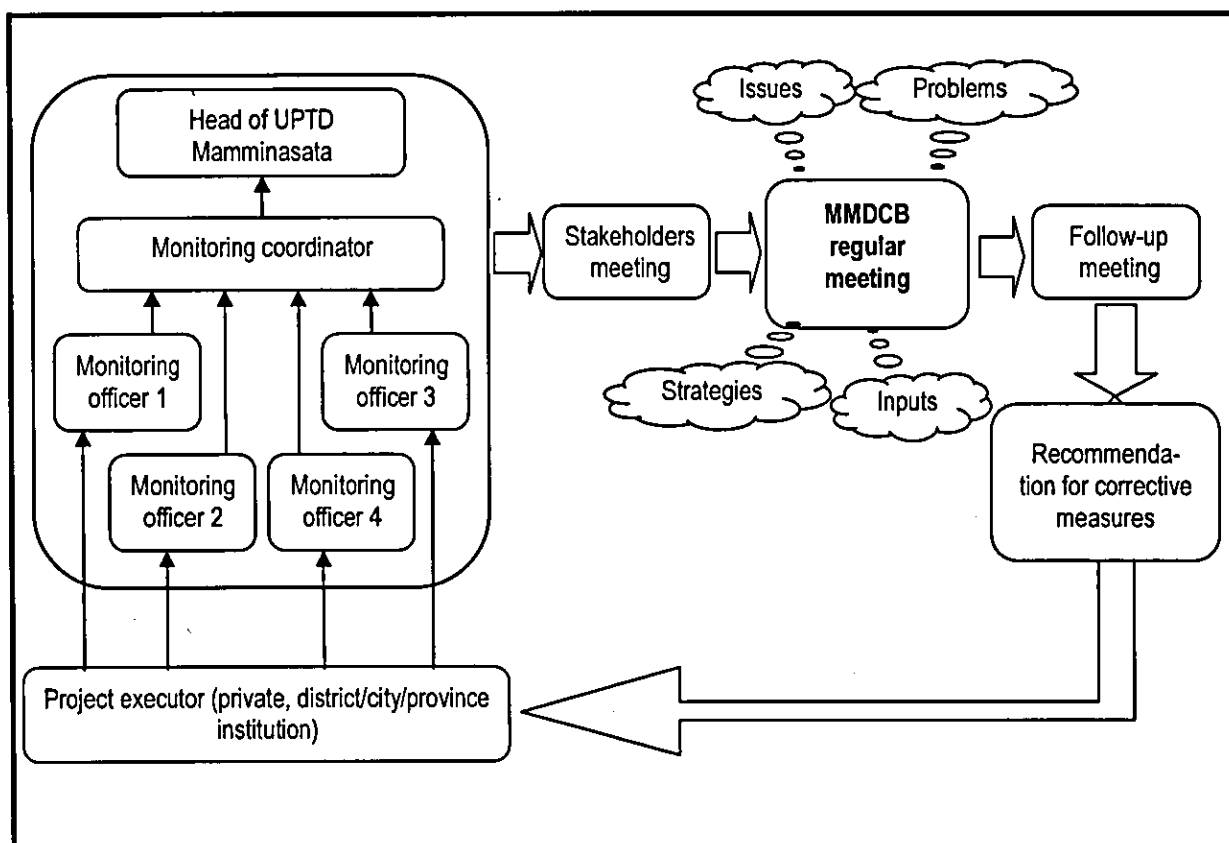


Figure 3. Monitoring mechanism in Mamminasata area

b. Monitoring team

The monitoring team, which is composed of three tiers: Head of UPTD Mamminasata, monitoring coordinators and monitoring officers, is responsible for conducting monitoring of selected programs in Mamminasata.

Table 8. Structure of monitoring team

Level of tiers	Responsible institutions	Tasks
Tier 1 Responsible person	Head of UPTD Mamminasata	Responsible for coordination with higher authorities and facilitating discussion during MMDCB general meeting
Tier 2 Monitoring coordinators)	Head of sections in UPTD Mamminasata	Responsible for coordinating three or four programs and organizing and discussing the issues related to programs with stakeholders
Tier 3 Monitoring officers	Staff of UPT MM MMDCB resource persons	Responsible for conducting discussions and recording progress and issues/problems related to program

c. Stakeholder meeting

Objective of Stakeholder Meeting to confirm the monitoring conducted by the monitoring team among stakeholders/responsible institutions of each program and make necessary revision before report at MMDCB meeting.

d. MMDCB regular meeting

Objective of MMDCB regular meeting is to discuss and evaluate monitoring of the programs and provide recommendations for corrective actions among MMDCB members. It is also an opportunity to report to the chairman of MMDCB and ask for his instruction. The recommendations will be informed to the respective programs/projects for necessary follow-up.

e. Monitoring/evaluation schedule

The monitoring process starting from establishment of monitoring team, monitoring progress of projects, update and conforming monitoring sheets to the MMDCB meeting and follow-up. This process takes a half year and it will be repeated for the next a half year. Details of process are presented in **Appendix 2.1** and annual schedule of monitoring is shown in **Appendix 2.2**.

(3) Monitoring project progress (by monitoring team)

In Mamminasata area, monitoring the project progress is scheduled to conduct in April-May and October-November in continuous base.

Prior to the undertaking of monitoring activity, some preparation should be made in advance as elaborated in the following.

Table 9. Monitoring activity of project progress

Activity	Points of consideration	Description
a. Arrange meetings with organizations responsible for project implementation	Establishment of monitoring team and budgeting	A special monitoring team shall be constituted under UPTD Mamminasata whose members are mainly staffs of UPTD Mamminasata and MMDCB resource persons. This team should be supported with a special budget for the undertaking of monitoring activity, such as for incentives of nominated officers, transport, etc.
	List of organizations and officials in charge	Making a list of organizations and officials in charge of the project implementation for interview.
	Monitoring sheet	Preparing monitoring sheets for interview (consisting of three formats: project summary, progress monitoring sheet, and long term schedule.
	Appointment	Making appointment with the officials in charge of project implementation for interview.
	Interview process	Recording the results of interview with officials in charge of project implementation which shall be used to complete the monitoring sheets.
b. Update the progress achieved in last 6 months	Target activity	All main activities targeted to be implemented in the current year.
	Current status	Condition of the project implementation during the monitoring execution, either still ON-GOING, or Already COMPLETED or NOT YET STARTED.

Activity	Points of consideration	Description
	Outputs/ achievement	Especially for the target activities already completed, state the outputs or products of the activity (for example, document, length of road, number of trees, etc.)
	Budget utilized	Amount of budget to be used to conduct the activities (e.g. IDR or Japan Yen) and source of budget (e.g. APBN, APBD, Loan, etc.)
	Issues	Any matter or problems which hamper the execution of the activities
	Suggestion	Specific countermeasures to overcome the issues / problems
c. Identify problems/ issues for delays and obstructions, if any	Identify problems / issues	While conducting interview, any issues or problems which may cause delay and obstruction to the project execution shall be recorded and presented in MMDCB general meeting and further be discussed in follow-up meeting for getting solutions

(4) Updating monitoring sheets (by monitoring team)

After collecting the required data, the team should update the former monitoring sheets with the updated information/data. The following table shows steps in conducting update of monitoring sheet.

Table 10. Updating monitoring sheets

Activity	Points of Consideration	Description
a. Arrange meetings with responsible organization for project implementation		After conducting the meeting to identify the progress of a project, the monitoring sheets should be updated. During the update, confirmation can be done by arranging a meeting with the officers responsible for project implementation, if necessary. The meeting is intended to clarify any unclear or vague points which have been obtained during the monitoring activity
b. Revise/update the 'long term schedule' based on progress and further plan		The first thing to do in updating the monitoring sheet is to confirm the long term schedule, whether the activity plan of this semester is still on tract or some changes / revisions have been made by the project implementer. The revision is made based on information in progress sheet and further plan (format and sample are attached as Appendix 2.5).
c. Confirm/identify the 'targets' and responsible organization		Target activities and the responsible organizations as well as detailed activities and timing for conducting the activities in the current semester should be confirmed or identified.
d. Confirm/identify the 'targets' and responsible organization for next year		This part is the same as above process, but with focus on the target activities and responsible organizations for the next year activities. The illustration is the same as above.
e. Prepare the 'project summary sheet'	Outline of the project	Includes project name, location, duration, objective, components, and implementing organization.
	Existing condition and primary issues	Includes anything which has been achieved since the project is implemented until present time and any issues or problems faced especially in the current year.

Activity	Points of Consideration	Description
	Target in the current year	Includes any programs/projects determined to be conducted in the current year or in the coming year and their responsible organizations for implementation.
	Suggestions for solving the issues	Includes recommendations to follow up in order to accomplish the issues/problems as identified in item 2 and the responsible organizations in charge of resolving them.

(5) Stakeholders meeting

After conducting monitoring and updating the monitoring sheets, stakeholder meeting, whenever necessity arises, could be conducted to confirm the results of monitoring. It is an individual project meeting to discuss specific matters on the individual project. Concerned and relevant stakeholders shall be invited for discussion. Results of monitoring which are prepared in three formats of monitoring are presented.

Table 11. Arranging stakeholder meeting

Activity	Points of consideration	Description
a. Invite the concerned & relevant stakeholders for discussion	Invitation letter	All concerned stakeholders relevant to the project being implemented shall be invited. Invitation letter is signed by Secretary of MMDCB on behalf of chairman of MMDCB.
	Preparation of materials	Updated formats of monitoring sheets are prepared to be distributed to the participants.
	Points of confirmation	Any unclear or vague items found during the interview, if any, shall be highlighted for more clarification.
	Role demarcation	Clarification of role demarcation between levels of governments, private sectors and other parties should be made.
	Budgeting sharing	Budget sources should be clarified for the execution of the program/project.
b. Present the Project Progress, Project Schedule and Project Summary	Project summary sheet	Highlights the 'outline of the project', 'current status and issues', 'target activities' and 'suggestions to issues' (format of project summary sheet is as attached in Appendix 2.3).
	Progress monitoring sheet	records the target activities achieved and highlights the reasons along with suggestions for any delay in activities (format of progress monitoring sheet is as attached in Appendix 2.4)
	Long term schedule sheet	give an overall list of activities that have been accomplished and planned for future (format of long term schedule sheet is as attached in Appendix 2.5 .)
c. Facilitate discussion about each project and consensus building	Role of head of UPTD Mamminasata	Head of UPTD Mamminasata shall function as moderator during discussion
	Role of project coordinator	Project coordinator in representing the monitoring officers shall clarify the unclear or vague points in monitoring sheets

Activity	Points of consideration	Description
	Role of monitoring officer	Monitoring officers may in their own clarify the unclear or vague points in monitoring sheets.
	Consensus building	Since all relevant stakeholders are invited to the meeting, clarification and confirmation shall be made to achieve consensus.
d. Record and disseminate the 'minutes of meeting' to concerned stakeholders.	Objective of the meeting	Make sure that the meeting is intended to confirm the results of monitoring activity which has previously been conducted. It is not intended to discuss from the beginning.
	Important, agreeable points of discussions	Important, agreeable points as the result of discussions as the mutual consensus shall be highlighted in the minute of meeting.
	Participants of the meeting	List the participants/stakeholders of the meeting. Mostly those who are in charge of the project implementation and those relevant stakeholders (government institutions which are really in charge, project implementer/private, community institutions, etc.)
	Role sharing	Make sure that role sharing shall be clarified during this meeting (who do what)
	Follow-up to undertake after the meeting	The most important thing in this Minutes of Meeting is follow up; what should be conducted after the meeting to get fruitful results.
e. Revise the 'progress, long term schedule and summary sheet', if required		Based on the results of stakeholder meeting, the monitoring team shall revise or update the formats of monitoring sheets (progress sheet, long-term schedule sheet and summary sheet)

(6) MMDCB general meeting

When all required information/data have already been collected and the monitoring sheets have been updated and the results have been confirmed in the stakeholder meeting, then they can be presented in MMDCB regular meeting. The following are activities to be conducted for arranging MMDCB regular meeting.

Table 12. Arranging MMDCB general meeting

Activity	Points of Consideration	Description
a. Arrange meetings with chairman / vice chairman / secretariat head, MMDCB general meeting	Results of monitoring	Reporting the results of monitoring activities conducted by monitoring team during the recent six months.
	Updated progress	MMDCB chairman, vice chairman and secretariat head shall be updated with the revised progress of monitoring results prior to the conduct of MMDCB general meeting.
	Confirmation of time availability for MMDCB meeting	Consulting the appropriate time to hold the MMDCB general meeting
	Advice for conduct and improvement	Any advice, suggestion, or inputs from MMDCB chairman, vice chairman and secretariat head shall be taken into account for acceleration of projects and the improvement of MMDCB regular meeting.
b. Update the progress to Chairman/V. Chairman, MMDCB general meeting		Chairman, vice chairman and secretariat head of MMDCB should be updated with the information concerning progress of projects in MMDCB meeting. Updated monitoring sheets, especially project summary sheet, should be prepared for the chairman, vice chairman and secretariat head of MMDCB prior to the MMDCB meeting.
c. Organize and invite members to MMDCB general meeting	Invitation letter	All concerned stakeholders relevant the project being implemented shall be invited. Agenda, time, and venue of the meeting shall be stated. Invitation letter is signed by chairman or secretary of MMDCB.
	Preparation of materials	Updated formats of monitoring sheets and presentation materials in form of powerpoint and handouts shall be distributed to the participants
	Role demarcation	Clarification of role demarcation between levels of governments, private sectors and other parties should be made.
	Budgeting sharing	Budget sources should be clarified for the execution of the program/project.
	Recommendation of MMDCB general meeting	MMDCB general meeting will produce recommendations to be followed up for smooth and accelerated implementation of the programs/projects
d. Presentation on project progress, schedule and summary	Project summary sheet	highlights the 'Outline of the Project', 'Current Status and Issues', 'Target Activities' and 'Suggestions to Issues'
	Progress monitoring sheet	records the program achieved and highlights the reasons along with suggestions for any delay in activities
	Long-term schedule sheet	give an overall list of activities that have been accomplished and planned for future
e. Facilitate discussion with a focus on 'Resolving Project Problems'	Facilitation of discussion	Moderator has key role in directing the flow of discussion so as to reach the consensus. He/she provides general pictures of each program/project and highlights the specific issues for detailed discussion.
	Identification of progress	Any progress made by the projects should be identified and highlighted as their achievement.
	Identification of issues / problems for delay or suspension of a project	Next step is to identify any issues or problems which may cause the delay or suspension to the project implementation and to conceptually find out appropriate solution.
	Role sharing demarcation to solve problems	Sorting out the issues/problems of each project and determining clearly the roles of each stakeholder to solve them.

Activity	Points of Consideration	Description
	Follow-up and consensus building	Make sure that each stakeholder performs their roles in solving the issues / problems so that the projects can be maintained at their tract.
f. Record and disseminate the 'Minutes of Meeting' to members	Objective of the meeting	It is important to state the objective of the meeting in the Minute of Meeting. Generally, the meeting is intended to confirm the results of MMDCB General meeting which has previously been conducted. It is intended to find out alternatives to resolve the issues/problems and accelerate the program/project implementation.
	Important, agreeable points of discussions	Important, agreeable points as the results of discussions to achieve mutual consensus shall be highlighted in the Minute of Meeting.
	Participants of the meeting	List the participants/stakeholders of the meeting, mostly those who are in charge of the project implementation and those relevant stakeholders (government institutions which area really in charge, community institutions, etc.)
	Role sharing	Make sure that role sharing clarified during this meeting (who do what) shall be stated in the Minutes of Meeting.
	Follow-up to undertake after the meeting	The most important thing in this Minutes of Meeting is follow up; what should be conducted after the meeting to get fruitful results.

(7) Follow-up of MMDCB general meeting

From MMDCB regular meeting, there would be some recommendations produced from the meeting which need to be followed up. These recommendations are intended for smooth implementation and / or solution of issues/problems facing each project. The following are some activities to be executed to follow up the MMDCB regular meeting.

Table 13. Conducting follow-up of MMDCB general meeting

Activity	Points of consideration	Description
a. Organize relevant meetings as required to resolve problems and accelerate the project implementation		Results of MMDCB meeting should be followed up to resolve any issue or problems facing the project implementation. Specific, relevant meeting shall be held accordingly to find alternatives for solving the problems and further promoting the implementation.
b. Follow up any other matter, as required.	List of relevant organizations	Prepare the list of relevant organizations in charge of implementation for work items of the program/ project.
	List of delayed / suspended work items by relevant organizations	Prepare a list of work items which are found to be delayed / suspended and which according to the schedule shall be accomplished by the concerned organizations.
	Role sharing demarcation	Based on long-term schedule sheet and progress sheet, prepare a list of role sharing demarcation of the current year for further confirmation.

Activity	Points of consideration	Description
	Consensus / agreement (MoU) for program/project implementation	It is important to show the agreement (MoU) signed for the program/project to remind respective organizations about their roles and responsibility upon the implementation of the program/ project.
	Coordination and consultation	Primary role of MMDCB in the resolution of problem is to perform coordination and consultation to concerned organizations for smooth implementation of the program/project.
c. Facilitate discussion with a focus on 'Resolving Project Problems'	Facilitation of discussion	Moderator has key role in directing the flow of discussion so as to reach the consensus. He/she provides general pictures of each program/project and highlights the specific issues for detailed discussion.
	Identification of progress	Any progress made by the projects should be identified and highlighted as their achievement.
	Identification of issues / problems for delay or suspension of a project	Next step is to identify any issues or problems which may cause the delay or suspension to the project implementation and to conceptually find out appropriate solution.
	Role sharing demarcation to solve problems	Sorting out the issues/problems of each project and determining clearly the roles of each stakeholder to solve them.
	Follow-up and consensus building	Make sure that each stakeholder performs their roles in solving the issues / problems so that the projects can be maintained at their tract.

3. Checklist of monitoring activity

The following table is used to check the obedience in conducting monitoring

Table 14. Checklist of monitoring activities

Main activity	Sub-activities	Timing	Check	Improvement notes
1. Monitor project progress	1.1. Arrange meetings with organizations responsible for project implementation			
	1.2. Update the progress achieved in last 6 months			
	1.3. Identify Problems/Issues for delays and obstructions, if any			
2. Update 'long term schedule sheet' & identify targets	2.1. Arrange meetings with responsible organizations for project implementation			
	2.2. Revise/update the 'long term schedule' based on progress and further plan			
	2.3. Confirm/identify the 'targets' and responsible organization.			
	2.4. Confirm/identify the 'targets' and responsible organization for next year			
	2.5 Prepare the 'project summary sheet'.			
3. Stakeholders meetings	3.1. Invite the concerned & relevant stakeholders for discussion			
	3.2. Present the project progress, project schedule and project summary			

Main activity	Sub-activities	Timing	Check	Improvement notes
	3.3. Facilitate discussion about each project and consensus building			
	3.4. Record and disseminate the 'minutes of meeting' to concerned stakeholders.			
	3.5. Revise the 'progress, long term schedule and summary sheet', if required			
4. MMDCB general meeting	4.1. Arrange meetings with chairman/vice chairman, MMDCB general meeting			
	4.2. Update the progress to chairman/vice chairman, MMDCB general meeting			
	4.3. Organize and invite members to MMDCB general meeting			
	4.4. Presentation on project progress, schedule and summary			
	4.5. Facilitate discussion with a focus on 'resolving project problems'			
	4.6. Record and disseminate the 'minutes of meeting' to members.			
5. Follow up on 'suggestions' of MMDCB general meeting	5.1. Organize relevant meetings as required to resolve the problems and accelerate the project implementation			
	5.2. Follow up any other matter, as required.			
	5.3. Facilitate discussion with a focus on 'resolving project problems'			

Part IV: Model case

1. New town

(1) General flow of new town development: general, technical

The following picture shows the general flow of New Town development starting from preparation of plan to the execution (development of infrastructure, utility, etc.) Sample of implementation plan for new town in Japan is shown in **Appendix 3.1**.

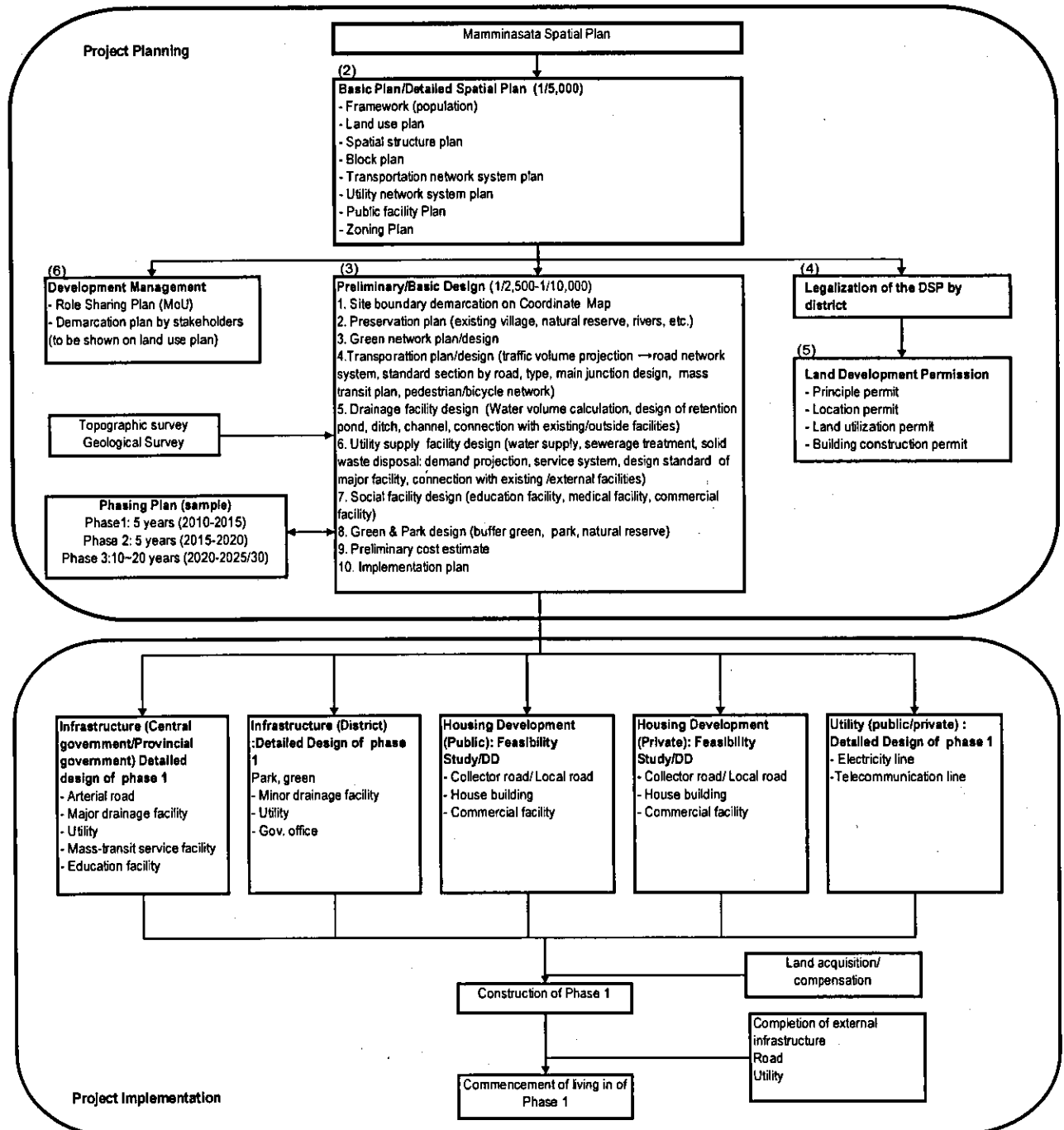


Figure 4. Schedule and mechanism of monitoring activities

Specifically, technical procedure and legal procedure for New Town development is as follows.

Technical procedure:

Technical procedure is composed of basic plan, basic design, detail engineering design and construction, which will be a base for implementation. Basic plan and basic design have to be conducted to cover all respective sectors for entire new town area. Detail engineering design should be conducted for each sector.

Legal procedure:

Legal procedure is composed of legalization of spatial plan and approval of development project. This manual focuses on legalization of spatial plan.

- Legalization of spatial plan (detail) should be done by respective district/city which is used for spatial use control through spatial utilization permit.
- Approval of development project requires intensive discussion with concerned agency from district/city, province, and central government through with role sharing has to be clarified.

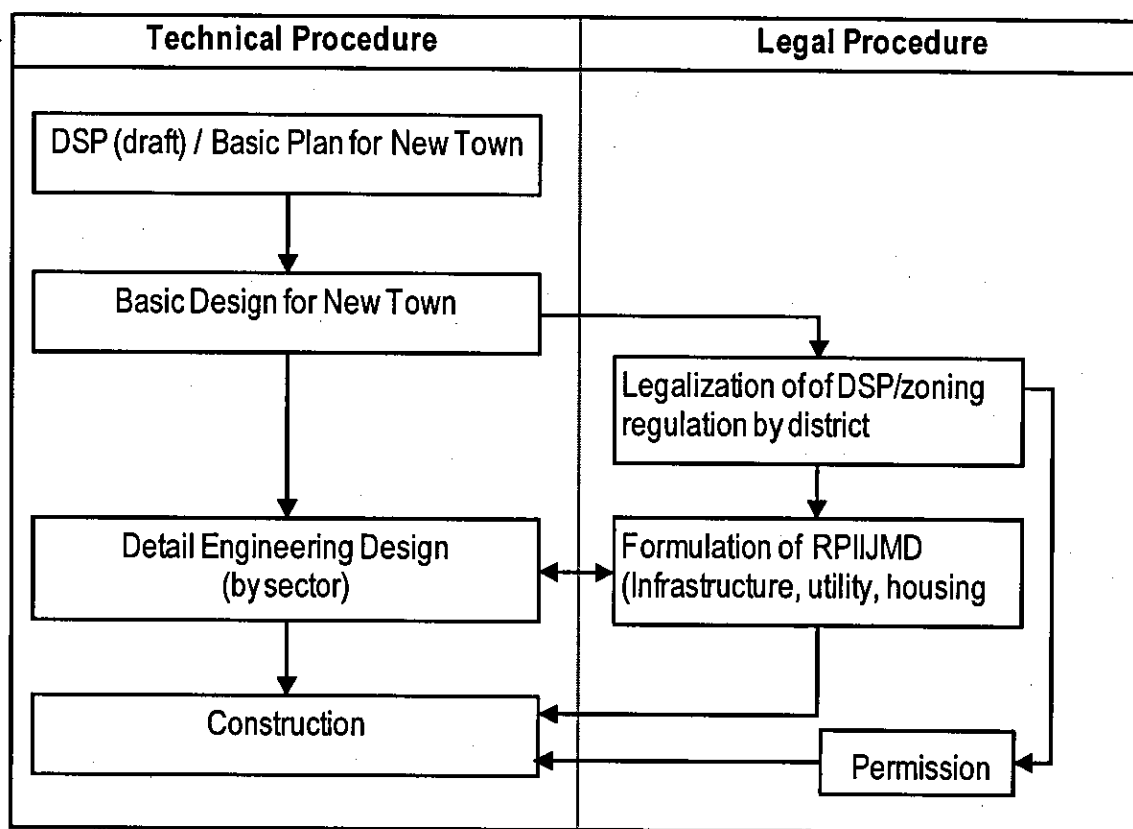


Figure 5. General Flow of plan formulation for new town

(2) Basic plan / DSP draft

The objective of basic plan is to clarify role of the development, to propose housing development strategy and public facility and infrastructure development strategy, and examine development method and program which will be a base for implementation. Important point for this stage is to show "how to implement the project".

The content to be included in the basic plan is shown below.

Basic Plan (sample)

- 1 Development Direction
 - (1) Position of the development site: characteristics, issues, related plans
 - (2) Existing condition: natural, social, land use
 - (3) Development zoning
- 2 Policy on housing development
 - (1) Development direction
 - (2) Development condition (housing demand, land use framework)
 - (3) Basic plan for housing development: land use, population allocation, transport, parks/green open space, facility, land preparation
- 3 Infrastructure and public facility development plan
 - (1) Transportation network development plan: traffic demand projection, road network plan
 - (2) Water supply development plan: water supply demand, water resources
 - (3) Wastewater treatment plan: wastewater demand,
 - (4) Flood control plan: existing river, flood control measure
- 4 Development procedure and development Program
 - (1) Development method
 - (2) Development program
- 5 Issues for Next Stage

(3) System-wise Master Plan (RIS)

The objective of system-wise master plan is to conduct design work for urban infrastructure including infrastructure and public facility and housing development. After basic design, sector plan (housing, infrastructure, landscape, green-open space) has to be prepared. Design scale shall be 1:2,500 to 1:10,000. The content to be included in the basic design is shown below. Contents and analysis to be included in preliminary/basic design is shown in **Appendix 3.2**.

Basic Design (sample)

- 1 Background and justification
 - (1) General characteristics of the development site
 - (2) Related plans
 - (3) General condition of development site: location, surrounding area, natural/historical condition, social condition, related projects

2	Urban development policy and objective (Basic concept)
(1)	Target
(2)	Vision
(3)	Development framework
(4)	Urban development policy: urban function, and its development policy
(5)	Spatial plan policy: urban design, land use/structure, zoning
(6)	Development method and organization
3	Basic plan/basic design
(1)	Land use plan
(2)	Population/housing plan
(3)	Zoning plan for facility development
(4)	Transport network plan
(5)	Telecommunication plan
(6)	Landscape plan
(7)	Parks and green-open space plan
(8)	Public utility plan
(9)	Land preparation
(10)	Disaster management plan (flood control)

(4) Legalization of the plan converting development plan to control plan (zoning regulation)

Objective of block plan or development plan and land use zoning (DSP) is different, so the presentation is also different. The table below shows the difference for two plans/maps. Sample drawings of block plan and land use zoning is shown in **Appendix 3.3** (prepared based on international culture park city training material in Japan and DSP new town Mamminasata prepared by PU).

Table 15. Comparison of block plan and land use zoning

	Block plan (development plan)	Land use zoning (control plan) DSP
Objective	<ul style="list-style-type: none"> To show development direction and development image 	<ul style="list-style-type: none"> To be prepared based on the block plan Should show how to control land use and should be referred for development permit
Land use plan	<ul style="list-style-type: none"> Show spatial direction which can be shown in any format (category) 	<ul style="list-style-type: none"> Show land use control measure by land use zoning Prepare based on DSP manual (25 land use zoning category)
Public facility	<ul style="list-style-type: none"> Show public facility. Can specify types of facility (schools, hospital, government office) 	<ul style="list-style-type: none"> Categorize as "public facility" land use zoning To be specified in land use plan.
Infrastructure	<ul style="list-style-type: none"> Show infrastructure development image which can include secondary road. Some infrastructure can be decided by private sector. 	<ul style="list-style-type: none"> Show only infrastructure which is significant for new town development (primary arterial, secondary arterial, primary collector, secondary collector)

(5) Spatial utilization permission

Spatial utilization permission system consists of: 1) principle permit, 2) location permit, 3) land use permit, and 4) building construction permit. According to Government Regulation No. 15 of 2010 Article 163 Clause (2), the spatial utilization permits are under the authority of district and city governments.

In order to issue the Principle Permit for large scale, interregional and strategic projects, district and city governments are required to propose to provincial government (Dinas Spatial Planning and Settlements) in order to get Principle Permit in form of Technical Recommendation which contains assessment/analysis and instruction to be followed in respective districts and city. This is intended to achieve synchronization with the spatial plan of Mamminasata urban area and general spatial plan of South Sulawesi Province. In this case, UPTD Mamminasata and MMDCB play a role in conducting technical examination.

Table 12. Types and responsible agency of permit

Types of permit	Description	Detail and responsible organizations
Principle permit (PP)	PP is the consideration on land utilization based on technical, political and socio-cultural aspects. PP is the basic permit prerequisite for other kind of permits. PP will be issued by Provincial Government or District/City government according to their authorities, in case the development is compatible with General Spatial Plan (GSP) for Province, District/City. PP is necessary for Location Permit proposal.	<ul style="list-style-type: none"> • PP for district/city scale is issued by respective districts/cities. • For large-scale, national/provincial strategic, and inter-regional spatial utilization, the PP in form of 'technical recommendation' shall be issued by province. • Application for PP in form of technical recommendation shall be sent to Provincial Dinas Spatial Planning by district/city government. • The PP shall be issued by Provincial Dinas Spatial Planning and Settlements with comments after UPTD Mamminasata and secretariat staffs of MMDCB review the application • Dinas of Spatial Planning and Settlement of South Sulawesi Province, (c.q. UPTD Mamminasata) shall follow up on subsequent permit procedure to confirm comments are integrated in the permit process.
Location permit (LP)	LP is the prerequisite for development land acquisition. National land agency will issue the location map after the approval of LP by regency/city. LP will be approved in case the development is compatible with General Spatial Plan (GSP) of City/District. PP is prerequisite for LP issuance.	<ul style="list-style-type: none"> • LP consists of two components, i.e. location map issued by BPN and Official Statement Letter issued by regent/mayor. • Process of LP issuance is stipulated by related regulations in the respective districts / cities.

Types of permit	Description	Detail and responsible organizations
Land utilization permit (LUP)	LUP is the permit for land utilization approval. PP and LP is prerequisite for LUP issuance. LUP is only required for large scale development.	<ul style="list-style-type: none"> LUP is issued by Dinas PU/Spatial Planning in district/city or other government institution determined by regent/mayor. Process of LUP issuance is stipulated in the related regulations of respective districts/ cities.
Building construction permit (BCP)	BCP is necessary for the building construction. BCP will be approved in case the development is compatible with Zoning Regulation of DSP regulated by District/City. PP and LP are prerequisite for BCP of housing development.	<ul style="list-style-type: none"> BCP is issued by Dinas PU/Spatial Plan in district/city or other government institution determined by regent/mayor. Process of BCP issuance is stipulated in the related regulations of respective districts/cities

The following table contains the items which shall be analyzed and considered in issuing principle permit.

Table 17. Items to analyze and consider in permit issuance

Items	Detail
Spatial Utilization Issue	<ul style="list-style-type: none"> Synchronization with land utilization in Provincial Spatial Plan, Mamminasata Spatial Plan, District Spatial Plan and Detail Spatial Plan if available Synchronization with structure plan in Provincial Spatial Plan, Mamminasata Spatial Plan, District Spatial Plan and Detail Spatial Plan if available
Technical Issue	<ul style="list-style-type: none"> Evaluation of green open space Infrastructure and utility technical standard (SNI and others) Housing plans
Monitoring and controlling	<ul style="list-style-type: none"> Secure monitoring and reporting of permit process and revision by developer

The following flow chart shows total system of land development permit and Principle Permit highlighting the procedure with provincial involvement.

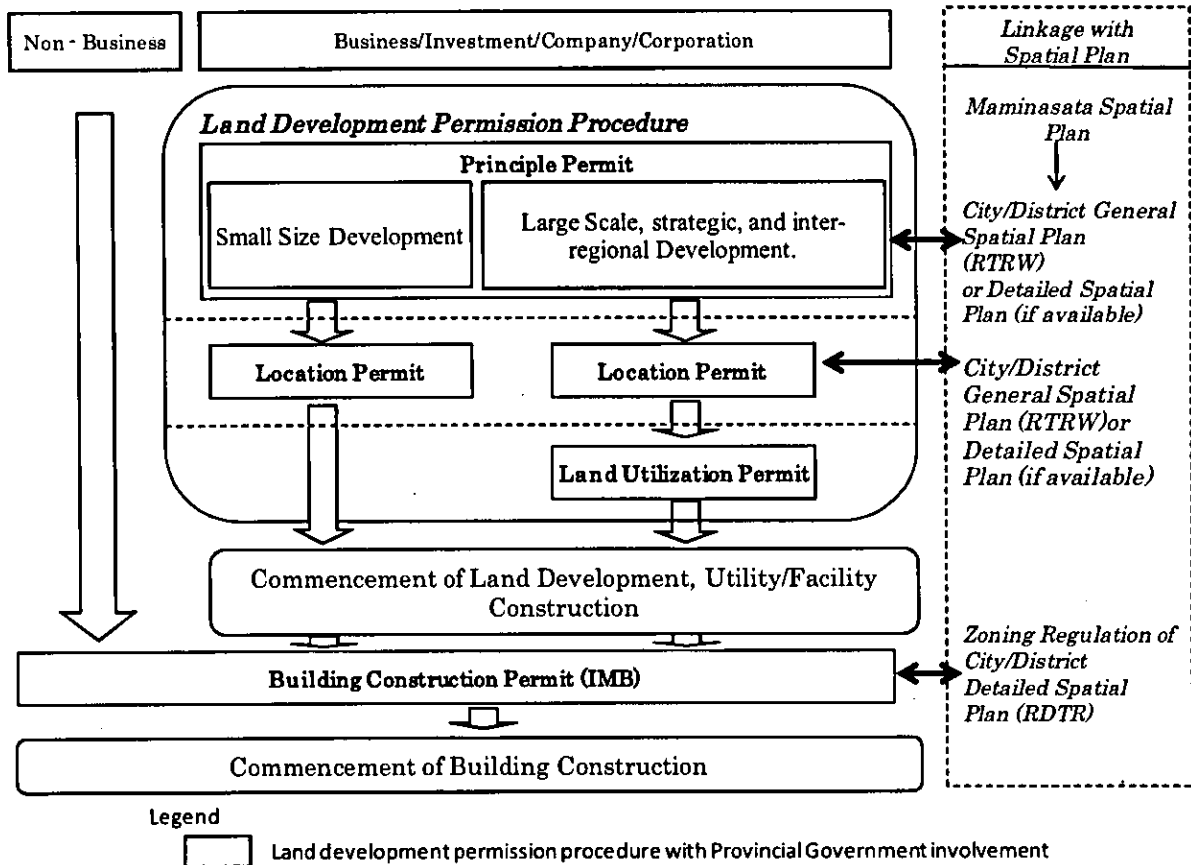


Figure 6: Spatial utilization permits procedure with provincial government involvement

Source: Compiled based on Regional Regulation No. 4/2008 on Implementation of Permits by Provincial Government of South Sulawesi, Regional Regulation No. 9/2009 on General Spatial Plan of South Sulawesi Province and Regulation of State minister for Land Affairs No.2/1999.

(6) New town development management

Many stakeholders are involved in new town development, among others provincial government, district government, and REI (Real Estate Indonesia) as well as UPTD Mamminasata & MMDCB and Task Force which are considered most important. Roles and responsibilities of respective institutions are as follows.

Table 18. Role and responsibilities of stakeholders in new town development management

Organization	Role and Responsibility
Provincial government	<ul style="list-style-type: none"> To facilitate settlement development in New Town area by referring to the detailed plan and development permission mechanism and technical guidance on Mamminasata which have been established by the provincial government. To develop infrastructure, facility and utility to support the function of housing (main infrastructure) relevant to its authorities. In performing the function of coordination and synchronization of housing and settlement development with government side and other relevant stakeholders, South Sulawesi Province Government is assisted by MMDCB and UPTD Mamminasata.

District government	<ul style="list-style-type: none"> • To formulate and legalize General Spatial Plan and Detail Spatial Plan (zoning regulation) to control development of New Town. • To participate in settlement development in New Town area by referring to the detailed plan and development permission mechanism and technical guidance on Mamminasata which have been established by the Provincial Government. • To conduct land procurement on main infrastructure development responsibility of public sector relevant to its authorities. • To develop infrastructure, facility and utility to support the function of settlement (main infrastructure) relevant to its authorities. • To conduct spatial utilization control in New Town Area through regional permission mechanism.
REI	<ul style="list-style-type: none"> • To participate in housing development in New Town area by referring to the Master Plan and development permission mechanism and technical guidance on Mamminasata which have been established by the provincial government and district government. • To afford land procurement/availability upon the assistance from public sector relevant to the conditions/requirements in the New Town area. • To provide infrastructure, facility and utility to support the function of housing (in functional zone). • To conduct housing development with balanced residential pattern in different areas/zones relevant to DSP of New Town of Gowa - Maros. • To conduct housing development and the marketing by referring to the stipulations of prevailing laws and regulations. • To conduct housing development by taking into account the environment conservation and management in the internal area of housing and settlement with balanced residential environment pattern consisting of simple house, medium-level house and luxury house. • To conduct environment management of housing and settlement relevant to the already determined spatial planning.
UPTD Mamminasata & MMDCB	<ul style="list-style-type: none"> • Initiating implementation of New Town development. • Conduct engineering survey/study: basic design and detail engineering design. • Coordinating management of New Town development (infrastructure development, facility management). • Managing Task Force.
Task Force of New Town	<ul style="list-style-type: none"> • Discuss and agree on issue for development (role sharing, budget allocation). • Provide input and comments on behalf of organization (district and provincial government).

In general, stakeholders and their roles and responsibilities in new town development are presented in detail in **Appendix 3.4**.

(7) Land readjustment

Land readjustment (LR) is an integrated attempt or method for urban development to re-arrange or re-plot an area or a zone which is found to have been developed erratically to become a more convenient, tidier, nicer and well organized area or zone. Thus, it is a method of land development for developing or improving urban infrastructure and enhancing the value/utility of the land. So, it is not a method of land acquisition, but a kind of land consolidation which is called "land re-plotting".

Significance of LR includes land compensation and public facility & infrastructure development. It is not only in an urban area but also in sub-urban area, depending on the necessity and consensus among stakeholders (residents, corporation board, government, etc.).

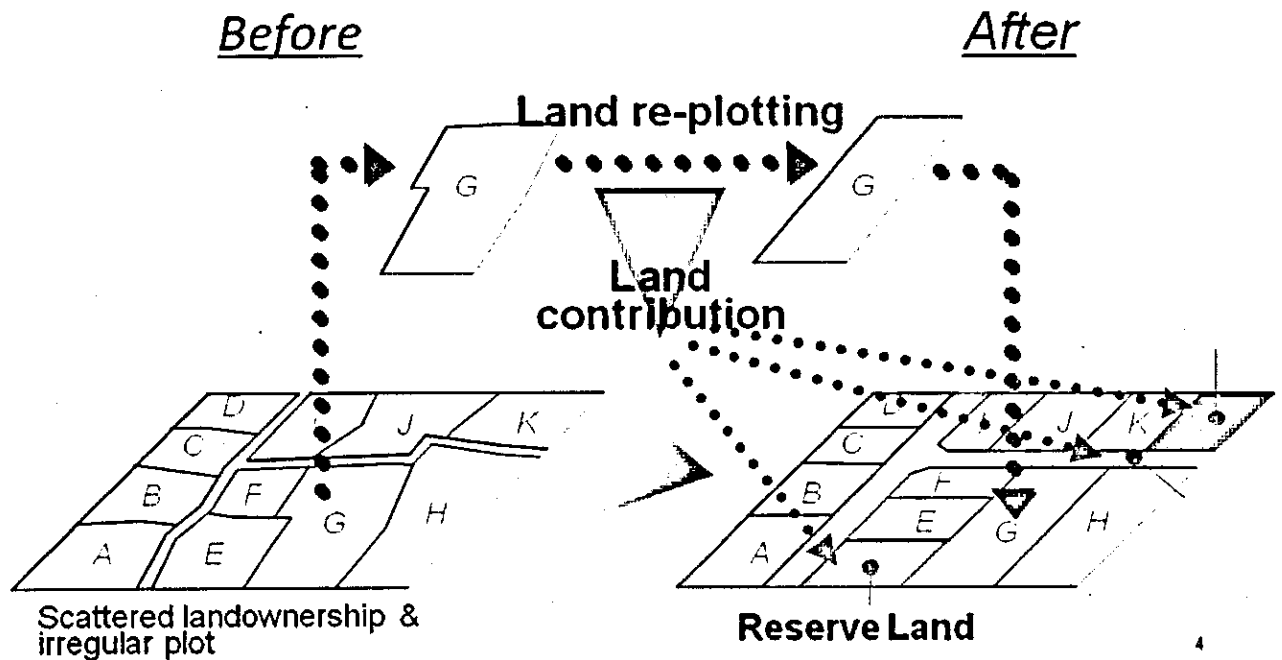


Figure 7. Basic concept of land readjustment: before and after

Details of LR are shown in Appendixes 4.1, 4.2, and 4.3.

2. Go-green program

(1) Composition of go green program: green open space development, conservation, education

Go green is a worldwide program aiming at protecting and conserving the nature. In Indonesia, some national level laws and regulations have been enacted to promote the program. These include Law No. 26 of 2007 concerning Spatial Management, Government Regulation No. 26 of 2008 concerning National General Spatial Plan, and Regulation of Minister of Public Works No. 05/PRT/M2008 concerning Guideline on Provision and Utilization of green open space in urban area. In South Sulawesi Province, Go Green program was launched for the first time by Governor of South Sulawesi (Dr. Syahrul Yasin Limpo, SH., M.Si., MH.) on July 15 of 2008. Those laws and regulations elaborate much about conservation and development of green open space. But, the most important point to underline for the sustainable green open space is green education.

Green open space development is conducted through numerous activities such as planting various varieties of plants in accordance with their allotment, for instance park, city forest, road median, green buffer, etc. Conservation is the act of conservation and maintenance of the trees already planted so that they are always cared properly. Green education is meant to provide understanding to school

students regarding the importance of green environment conservation and maintenance so that they could take part in green environment conservation since their early age.

(2) Existing green open space

Based on laws and regulations, the minimum total area of green open space is 30 percent, in which the ratio is 20 for public and 10 for private. The existing green open space in Mamminasata has been analyzed based on satellite image issued in 2009 by making use of 29 categories of land use.





From the 29 categories, 12 categories can be calculated as green open space, referring to the functions, benefits and typologies of green open space as defined in Regulation of Minister of Public Works No. 05/PRT/M2008 concerning Guideline on Provision and Utilization of Green Open Space in Urban Area.

(3) Target and approach in green promotion

a. Target in green open space promotion

1. Each region in Mamminasata should achieve the targeted indicators [30%] as stated in Regulation of Minister.

Table 19. Existing condition and target of green open space in Mamminasata

Year	Unit	Makassar 17.404 ha	Gowa 68.179 ha	Maros 106.034 ha	Takalar 55.693 ha	Total 247.311 ha
2010	%	10,6	27,0	40,0	19,1	29,6%
	Ha	1.838,0	18.419,6	42.382,2	10.625,0	73.264,8
						
20xx	%	30,0	30,0	40,0	30,0	34,3%
	Ha	5.221,2	20.453,8	42.382,2	16.707,9	84.796,6

2. Need for increase of green open space extent regionally in accordance with the development concept of Mamminasata area which is environmentally friendly as stated both in Master Plan and in Presidential Regulation.

b. Perspective in GOS promotion

1. Macro and Micro Perspective.

Macro : Increase of regional green open space (forest, lake, river, swamp ...)

Micro : Increase of urban green open space (park, city forest, median ...)

2. Perspectives of roles between stakeholders

Government: Development of green open space

Private : Land contribution for green open space, and synchronization with FAR (regulations, guidelines ...)

Community: Movement of green open space promotion (tree planting ...)

c. Matrix of perspectives and approach of green open space promotion

Perspective and approach of green open space promotion can be seen from the roles performed by various actors such as government, private and the community as well as what roles they perform in macro scale and micro scale as shown in the following table.

Macro/ Micro Actors	Macro (forest, lake, river, swamp, mangrove,...)	Micro (park, city forest, road median,...)
Government	Protection/ conservation of green open space	Guidance and maintenance of green open space
Approach-1: Increase of Public Green Open Space		
Private (Developer)	Suitability with establishment of location of land use	Suitability with FAR and contribution/ handing over land to increase the extent of green open space
Approach-2: Regulation on Public Green Open Space		
community	Planting / maintenance of trees	
Approach-3: Promotion of Community Movement		

Figure 8. Perspective and approach of green open space Promotion

(4) Role of stakeholders in go green program

The following table illustrates the roles of stakeholders in Go Green.

Table 20. Roles of stakeholders in Go-Green Program

Key Activities	District/City	Province	UPTD Mamminasata & BKSPMM	SNVT MM	Central Government	Private*)
I. Initiation						
1. Constitution of Task Force Team	○	●	○	○	○	○
➤ Defining Green Space	○	○	●	○	○	○
➤ Coordination for understanding of project	○	○	●	○	○	○
II. Planning and Designing						
2. Preparation of M/P for Go-Green Program	○	●	○	○	○	○
3. Preparation of DED for Pilot/Sample GOS in Somba Opu Fort Miniature Park	○	●	○	○	○	○
4. Preparation of DED for pilot/sample GOS of Mamminasata (Maros, Gowa and Takalar)	○	○	●	○	○	○
5. Preparation of DED (by districts/city)	●	●	○	○	○	○
III. Execution						
6. Construction/Implementation of DED	●	●	○	○	○	○
7. Land Acquisition	●	●	○	○	○	○
8. Budget Allocation	●	●	○	●	●	●
IV. Monitoring and Controlling						
9. Constitution of monitoring team	○	○	●	○	○	○
10. Conduct of monitoring	○	○	●	○	○	○
11. Recommendation for project improvement	○	○	●	○	○	○
12. Aligning / improvement of the project	●	●	○	○	○	○
V. Closing / Scaling up						
13. Green open space Socialization	●	●	○	○	○	○
14. Green education /school	●	●	○	●	○	○

Note:

● Main Implementer

○ Supporting Role

*) Including REI, developers, PLN, PT. Telkom, etc.

APPENDIXES

Part I. Planning

Appendix 1.1: Project summary sheet (initial stage) (form and sample)

Project Summary (Initial Stage)																			
I.	<p><u>Outline of the Project</u></p> <p>(1) <i>Project name</i> :</p> <p>(2) <i>Location</i> : (3) <i>Duration</i></p> <p>(4) <i>Background (Justification)</i> :</p> <p>(5) <i>Project Objectives</i> :</p> <p>(6) <i>Benefits/Impacts (Indicator)</i> :</p> <p>(7) <i>Implementing Organisation</i> :</p> <p>(8) <i>Project Components/Scope & Implementing Organization :</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;"><i>Components/Scope</i></th> <th style="width: 45%; text-align: center;"><i>Implementing Org.</i></th> </tr> </thead> <tbody> <tr><td>a.</td><td></td><td></td></tr> <tr><td>b.</td><td></td><td></td></tr> <tr><td>c.</td><td></td><td></td></tr> <tr><td>d.</td><td></td><td></td></tr> <tr><td>e.</td><td></td><td></td></tr> </tbody> </table> <p><i>Stakeholders</i> :</p>		<i>Components/Scope</i>	<i>Implementing Org.</i>	a.			b.			c.			d.			e.		
	<i>Components/Scope</i>	<i>Implementing Org.</i>																	
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II.	<p><u>Budget/Financial Scheme</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;"><i>Components</i></th> <th style="width: 45%; text-align: center;"><i>Budget Amount</i></th> </tr> </thead> <tbody> <tr><td>a.</td><td></td><td></td></tr> <tr><td>b.</td><td></td><td></td></tr> <tr><td>c.</td><td></td><td></td></tr> <tr><td>d.</td><td></td><td></td></tr> <tr><td>e.</td><td></td><td></td></tr> </tbody> </table> <p><i>Remarks</i> :</p>		<i>Components</i>	<i>Budget Amount</i>	a.			b.			c.			d.			e.		
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III	<p><u>Related Programs/Projects for Mamminasata</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;"><i>Project</i></th> <th style="width: 45%; text-align: center;"><i>Responsible Org.</i></th> </tr> </thead> <tbody> <tr><td>a.</td><td></td><td></td></tr> <tr><td>b.</td><td></td><td></td></tr> <tr><td>c.</td><td></td><td></td></tr> <tr><td>d.</td><td></td><td></td></tr> </tbody> </table>		<i>Project</i>	<i>Responsible Org.</i>	a.			b.			c.			d.					
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b.																			
c.																			
d.																			
IV	<p><u>Issues for Implementation</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;"><i>Issues</i></th> <th style="width: 45%; text-align: center;"><i>Responsible Org.</i></th> </tr> </thead> <tbody> <tr><td>a.</td><td></td><td></td></tr> <tr><td>b.</td><td></td><td></td></tr> <tr><td>c.</td><td></td><td></td></tr> <tr><td>d.</td><td></td><td></td></tr> </tbody> </table>		<i>Issues</i>	<i>Responsible Org.</i>	a.			b.			c.			d.					
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a.																			
b.																			
c.																			
d.																			
Attachment: maps, other documents																			

**Appendix 1.2: Table of Contents of Master Plan (Sample from
JICA Trans-Sulawesi Road M/P)**

FINAL REPORT

VOLUME 1 : MASTER PLAN STUDY

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LOCATION MAP

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from JICA Trans-Sulawesi F/S)**

FINAL REPORT

VOLUME 2 : FEASIBILITY STUDY

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- F-2 Preliminary Design of Roadway and Intersections
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- F-5 Cost Estimate
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Makassar-Takalar)**

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- G-3 Evaluation and Recommendation on Alternative Plans
- G-4 Designs
- G-5 Cost Estimate and Economic Evaluation
- G-6 IEE for Route Selection
- G-7 Implementation Plan
- G-8 Conclusion and Recommendations

Appendix 1.4: Checklist of minimum requirements in program / project management

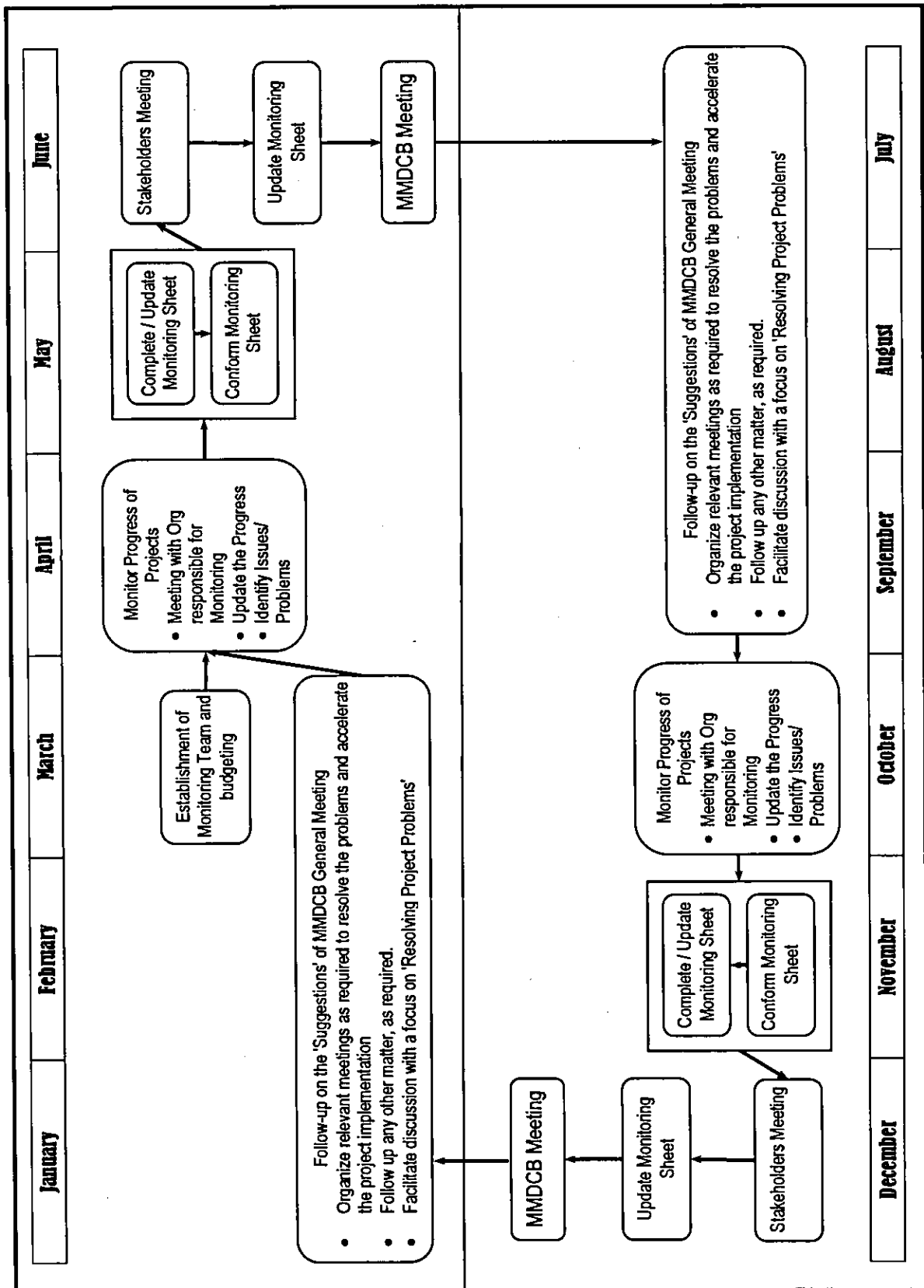
Step	Contents (minimum requirements)	Check	Synchronizations ¹	Improvement Notes
Planning	Project Initiation	Project Name		
		Location		
		Duration		
		Background (Justification)		
		Project objectives		
		Benefits/ Impacts (Indicators)		
		Implementing organization		
		Components/ Scope		
		Budget/ financial scheme		
		Related programs/ projects for Mamminasata		
		Issues for implementation		
		Responsible Organization (Management structure)		
		Project Formulation (Master Plan)	Existing condition	
	Development needs and potential			
	Development strategy and concept			
	Socio-economic framework			
	Sector analysis			
	Development direction for MP			
	Demand projection			
	Preliminary engineering study and cost estimate			
	Project evaluation			
	Environmental consideration			
	Implementation program			
	Project Formulation (Feasibility Study)		Existing condition	
		Related plans		
		Development justification		
		Demand projection		
		Natural condition survey analysis		
		Engineering study		
		Environmental consideration		
		Cost estimate		
		Benefit/impact evaluation		
		Implementation plan		

¹ Synchronization with contents with SP Law, National GSP, National SP Policies, Prov. GSP, NSPK, technical contents consistency, RPJMD, RPIIJM

Step		Contents (minimum requirements)	Check	Synchronizations ¹	Improvement Notes
Implementation	Project Design (DED)	Existing condition			
		Related plans			
		Development justification			
		Engineering study			
		Cost estimate			
		Implementation plan			
		Role sharing among stakeholders for implementation			
	Monitoring & Controlling	Project Monitoring (by UPTD MM and MMDCB)			
		Monitor Project Progress			
		Update 'Long Term Schedule Sheet' & Identify Targets			
		Stakeholders Meetings			
		MMDCB General Meeting			
		Follow up on the 'Suggestions' of MMDCB General Meeting			

Part II. Monitoring

Appendix 2.1: Project monitoring mechanism (stakeholder meeting, MMDCB meeting, project meeting)



Appendix 2.3: Project summary sheet (form and sample)

Format:

<u>Project Summary</u>																			
I.	<p><u>Outline of the Project</u></p> <p><i>Project name</i> :</p> <p><i>Location</i> : <i>Duration</i></p> <p><i>Major Objectives</i> :</p> <p><i>Project Components & Responsible Organization :</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;"><i>Components</i></th> <th style="width: 45%; text-align: center;"><i>Responsible Org.</i></th> </tr> </thead> <tbody> <tr><td>a.</td><td></td><td></td></tr> <tr><td>b.</td><td></td><td></td></tr> <tr><td>c.</td><td></td><td></td></tr> <tr><td>d.</td><td></td><td></td></tr> <tr><td>e.</td><td></td><td></td></tr> </tbody> </table> <p><i>Stakeholders</i> :</p>		<i>Components</i>	<i>Responsible Org.</i>	a.			b.			c.			d.			e.		
	<i>Components</i>	<i>Responsible Org.</i>																	
a.																			
b.																			
c.																			
d.																			
e.																			
II.	<p><u>Current Status and Major Problems</u></p> <p><i>Current Status</i> : a. b. c. d.</p> <p><i>Problems</i> : a. b. c. d.</p>																		
III	<p><u>Target for 2011</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;"><i>Task/Activity</i></th> <th style="width: 45%; text-align: center;"><i>Responsible Org.</i></th> </tr> </thead> <tbody> <tr><td>a.</td><td></td><td></td></tr> <tr><td>b.</td><td></td><td></td></tr> <tr><td>c.</td><td></td><td></td></tr> <tr><td>d.</td><td></td><td></td></tr> </tbody> </table>		<i>Task/Activity</i>	<i>Responsible Org.</i>	a.			b.			c.			d.					
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	<i>Suggestion</i>	<i>Responsible Org.</i>																	
a.																			
b.																			
c.																			
d.																			
<p>Attachments : Progress in 2010 and Long Term Schedule Sheet.</p>																			

Sample:

Project Summary																			
I.	<p><u>Outline of the Project</u></p> <p>Project name : New Town Development</p> <p>Location : Maros & Gowa district Duration : 2009 ~ 2015</p> <p>Major Objectives : To realize New Town MM Development as safe, pleasant, dynamic and sustainable future settlement area along with environment conservation and improvement of neighborhood amenities.</p> <p>Project Components & Implementing Organization :</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;">Components</th> <th style="width: 45%; text-align: center;">Implementing Org.</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td>DSP and Zoning Blocks</td> <td>PU</td> </tr> <tr> <td>b.</td> <td>Planning</td> <td>Dinas Tarkim Province</td> </tr> <tr> <td>c.</td> <td>Land Acquisition</td> <td>Maros and Gowa districts</td> </tr> <tr> <td>d.</td> <td>Infrastructure</td> <td>Relevant institutions (National, prov., district)</td> </tr> <tr> <td>e.</td> <td></td> <td></td> </tr> </tbody> </table> <p>Stakeholders : National Government (PU), Provincial Government (Bappeda, Environment Board, etc.) District Government (Maros and Gowa), Private (REI, developers), Community</p>		Components	Implementing Org.	a.	DSP and Zoning Blocks	PU	b.	Planning	Dinas Tarkim Province	c.	Land Acquisition	Maros and Gowa districts	d.	Infrastructure	Relevant institutions (National, prov., district)	e.		
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c.	Land Acquisition	Maros and Gowa districts																	
d.	Infrastructure	Relevant institutions (National, prov., district)																	
e.																			
II.	<p><u>Current Status and Major Issues</u></p> <p>Current Status :</p> <ul style="list-style-type: none"> a. Delineation of boundaries, roads (on-going) for New Town b. Synchronization of New Town with SP of MM and other projects c. Construction of Local roads in New Town area in Maros and Gowa d. Socialization and coordination with developers and community <p>Issues :</p> <ul style="list-style-type: none"> a. Land acquisition b. Building Consensus (MoU) between provincial government and district governments c. Building Consensus (MoU) between REI and government (provincial) d. 																		
III	<p><u>Target for 2011</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;">Task/Activity</th> <th style="width: 45%; text-align: center;">Responsible Org.</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td>Road development (arterial, collector, local, neighborhood)</td> <td>Related institutions (National, prov. district)</td> </tr> <tr> <td>b.</td> <td>Infrastructure development (Drainage, water supply, wastewater, solid waste)</td> <td>Related institutions (National, prov. district)</td> </tr> <tr> <td>c.</td> <td>Facility development (power supply, telecommunication)</td> <td>PLN, PT. Telkom, Private</td> </tr> <tr> <td>d.</td> <td>Facility development (Offices, education, health, sport, GOS)</td> <td>District Government (Maros and Gowa)</td> </tr> </tbody> </table>		Task/Activity	Responsible Org.	a.	Road development (arterial, collector, local, neighborhood)	Related institutions (National, prov. district)	b.	Infrastructure development (Drainage, water supply, wastewater, solid waste)	Related institutions (National, prov. district)	c.	Facility development (power supply, telecommunication)	PLN, PT. Telkom, Private	d.	Facility development (Offices, education, health, sport, GOS)	District Government (Maros and Gowa)			
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IV	<p><u>Suggestions for Solving Issues</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 50%; text-align: center;">Suggestions</th> <th style="width: 45%; text-align: center;">Responsible Org.</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td>Budget allocation</td> <td>Maros and Gowa districts</td> </tr> <tr> <td>b.</td> <td>Budgetary Support Provincial and central governments</td> <td>Provincial and central governments</td> </tr> <tr> <td>c.</td> <td>Multilateral meetings between Provincial government, Maros District, Gowa District</td> <td>MMDCB</td> </tr> <tr> <td>d.</td> <td>Socaalization and coordination</td> <td>MMDCB, Dinas TARKIM Prov., related provincial level institutions, Maros District and Gowa District</td> </tr> </tbody> </table>		Suggestions	Responsible Org.	a.	Budget allocation	Maros and Gowa districts	b.	Budgetary Support Provincial and central governments	Provincial and central governments	c.	Multilateral meetings between Provincial government, Maros District, Gowa District	MMDCB	d.	Socaalization and coordination	MMDCB, Dinas TARKIM Prov., related provincial level institutions, Maros District and Gowa District			
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<p>Attachments : Progress in 2010 and Long Term Schedule Sheet.</p>																			

Appendix 2.4: Project monitoring sheet (annual)

Format:

Progress Monitoring Sheet (2010)

Jan 2010 - Dec. 2010

Project Name :

No	Target Activity	Ongoing / Completed / Not Started	Output/Achievements	Budget Utilized	Problems	Suggestions
1						
2						
3						
4						
5						
6						
7						
8						

Sample:

Progress Monitoring Sheet (2010)

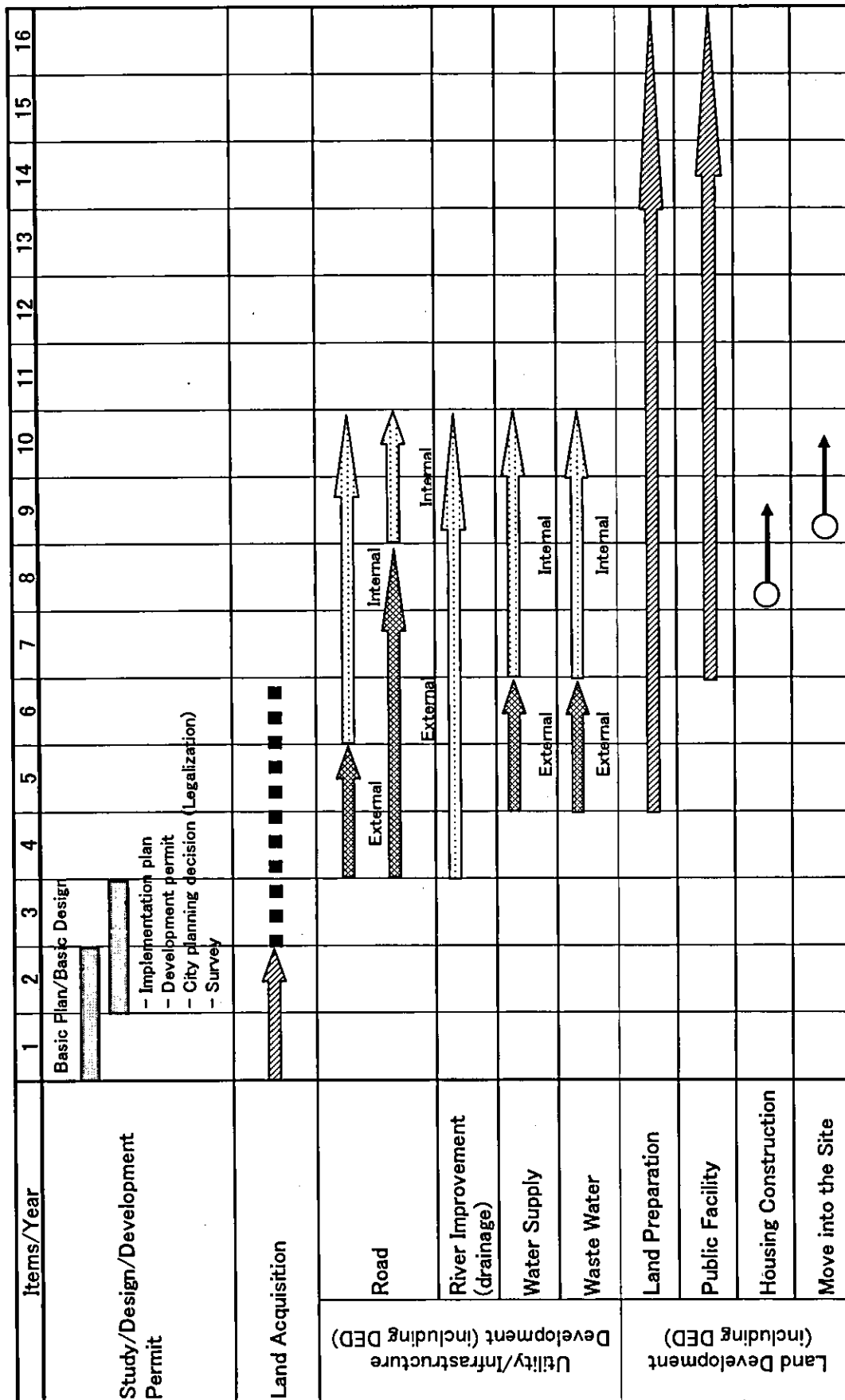
Jan 2010 ~ Dec. 2010

Project Name : New Town Development

No	Target Activity	Ongoing / Completed / Not Started	Output/Achievements	Budget Utilized	Issues	Suggestions
1	Provision of Technical Tools for New Town Implementation	Ongoing	Delimitation of New Town, Draft MoU, Draft Task Force Team	APBN (Rp. 1.500.000)		
2	MoU of District and City	Ongoing	Draft MoU, Draft Task Force Team	APBN, APBD (2.000.000)		
3	Formulation of MP for Infrastructure	Ongoing	Results of Review	APBN (Rp. 2.500.000)		
4	Formulation of KASIBA and LISIBA	Ongoing	TOR Has been prepared, Synchronization with SP of Mamminasata and other projects	APBN (Rp. 1.000.000)		
5	Development Implementation	Ongoing	DED, Local road by districts, socialization	APBN, APBD (50.000.000)	Land acquisition, budgeting	Land acquisition by respective districts, budget allocation by different levels of governments
6	Development of public facilities	Not Started	Design Socialization	APBN, APBD (5.000.000)	Waiting for other projects' implementation	Promotion for acceleration of other projects and preparation of public facility implementation

Part III. New town

Appendix 3.1: Implementation plan for new town development in Japan (sample)



Appendix 3.2: Contents of basic design

Preliminary design work

Work Items	Scope
1 Topographic survey	<ul style="list-style-type: none"> • Topographic map is needed for further engineering work, which should be included in the contract. • Topographic map with contour of 1m
2 Site boundary demarcation on coordinate map	<ul style="list-style-type: none"> • 100 m from median of the road (idea) • Confirmation with coordinate map (based on DSP) • Zone boundary
3 Preservation plan	<ul style="list-style-type: none"> • Existing settlements area (DSP) • Current land use (DSP): natural reserve, rivers, ponds) • Preservation plan
4 Transportation plan/design	<ul style="list-style-type: none"> • Identification of types of road (primary arterial road, secondary arterial road, primary collector road, secondary collector road) • Traffic volume projection • Road network plan based on topographic condition and existing residential area • Mass transit plan • Pedestrian/bicycle network • Standard design: Section, Length, Typical cross section, Plan and Profile, Intersection, drainage • Responsible agency for construction
5 Drainage facility design	<ul style="list-style-type: none"> • Water volume calculation, design of retention pond, ditch, channel, connection with existing/outside facilities • Drainage network plan based on topographic condition and road network plan
6 Utility supply facility design	<ul style="list-style-type: none"> • Water supply: review of existing condition, demand projection, service system, design standard of major facility, connection with existing / external facilities • Sewerage treatment: review of existing condition, demand projection, service system, design standard of major facility, connection with existing /external facilities • Solid waste disposal: review of existing condition, demand projection, service system, design standard of major facility, connection with existing /external facilities
7 Social facility design	<ul style="list-style-type: none"> • education facility, medical facility, commercial facility
8 Green & Park design	<ul style="list-style-type: none"> • Park development (types of parks and responsible agency) • Image of park development • Buffer green, natural reserve (conservation area) • Synchronization with Mamminasata Go-Green Program
9 Preliminary cost estimate	<ul style="list-style-type: none"> • Cost of public sector share, mainly main infrastructure
10 Implementation plan	<ul style="list-style-type: none"> • Implementation plan for Phase I

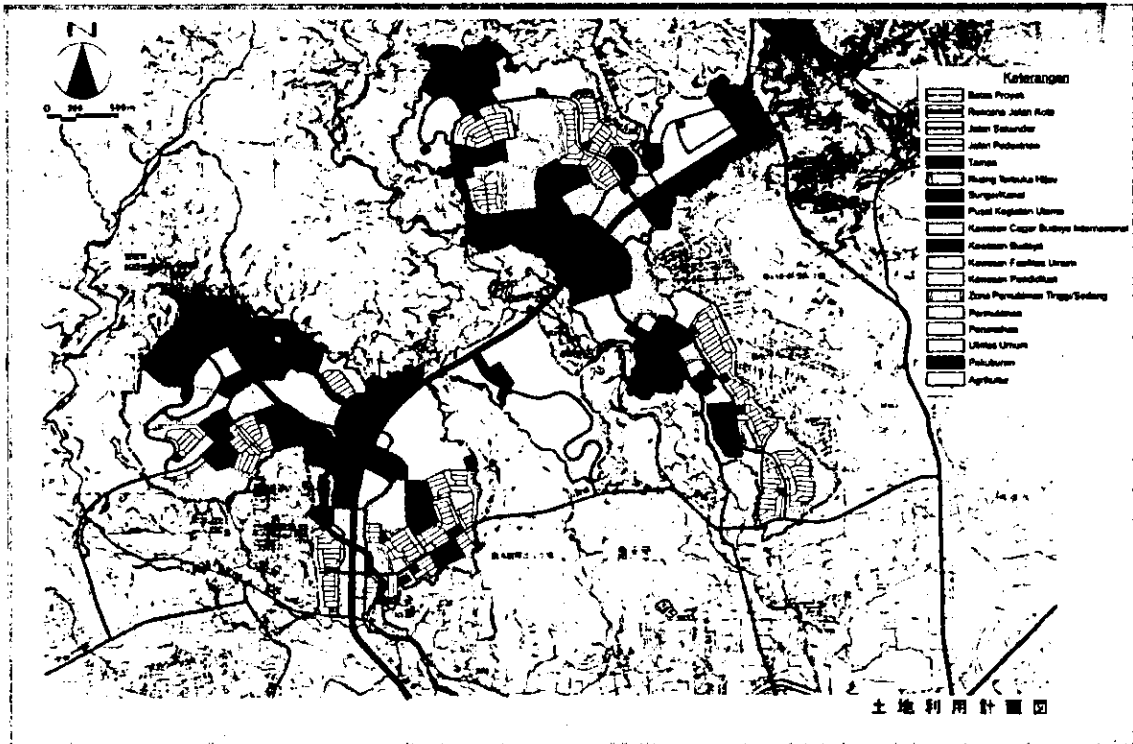
Basic design specification

- (1) **Road and transportation system:**
 - traffic volume projection by development stage
 - planning concept: traffic ability, access, environmental space, disaster prevention, utility space, urban formation
 - Road and transport development plan: types of road, bridges, culverts, transport system (bus, bus terminal), interchange, fly over, underpass
 - Role demarcation
 - Implementation plan and cost estimate
- (2) **Drainage plan:**
 - Design concept: design period, planning area, design population, drainage basin, collection system, design storm water flow (DSF), storm water reservoir for flood control, receiving water bodies, allowable discharge to river, rainfall intensity (guideline), design return period, type of retention function, capacity of retention function
 - Drainage plan: storm water collection server, regulating facility, diversion improvement, retention pond.
 - Role demarcation
 - Implementation plan and cost estimate
- (3) **Water supply plan:**
 - Demand projection by zone
 - Water resources, water treatment plant capacity, capacity and length of transmission pipeline (main), distribution pipe line (main to each connection)
 - Role demarcation
 - Implementation plan and cost estimate
- (4) **Waste water plan:**
 - Demand projection by zone
 - System to be installed (based on detail spatial plan and technical standard)
 - Role demarcation
 - Implementation plan and cost estimate
- (5) **Power supply plan:**
 - Demand projection by zone and required capacity
 - System to be installed
 - Role demarcation
 - Implementation plan and cost estimate
- (6) **Solid waste management plan:**
 - Demand projection by zone and required capacity
 - System to be installed (relation with Pattallasang)

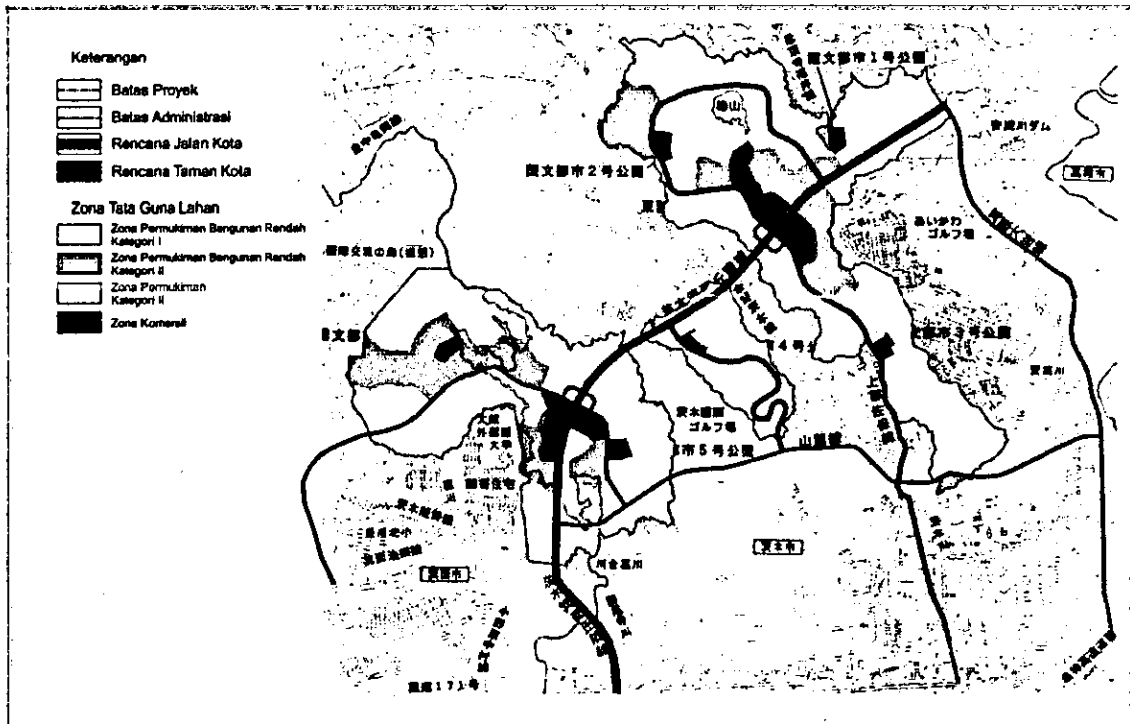
- Role demarcation
 - Implementation plan and cost estimate
- (7) Green and park design/Green network:
- Buffer green, parks, reserved area
 - Role demarcation
 - Implementation plan and cost estimate
- (8) Public Facility Plan
- Public facility plan shall follow SNI (Standar Nasional Indonesia)
 - Sample calculation based on assumed population by zone
 - Role demarcation
 - Implementation plan and cost estimate

Appendix 3.3: Conversion of block plan to legal document (land use, zoning regulation)

Case in Japan

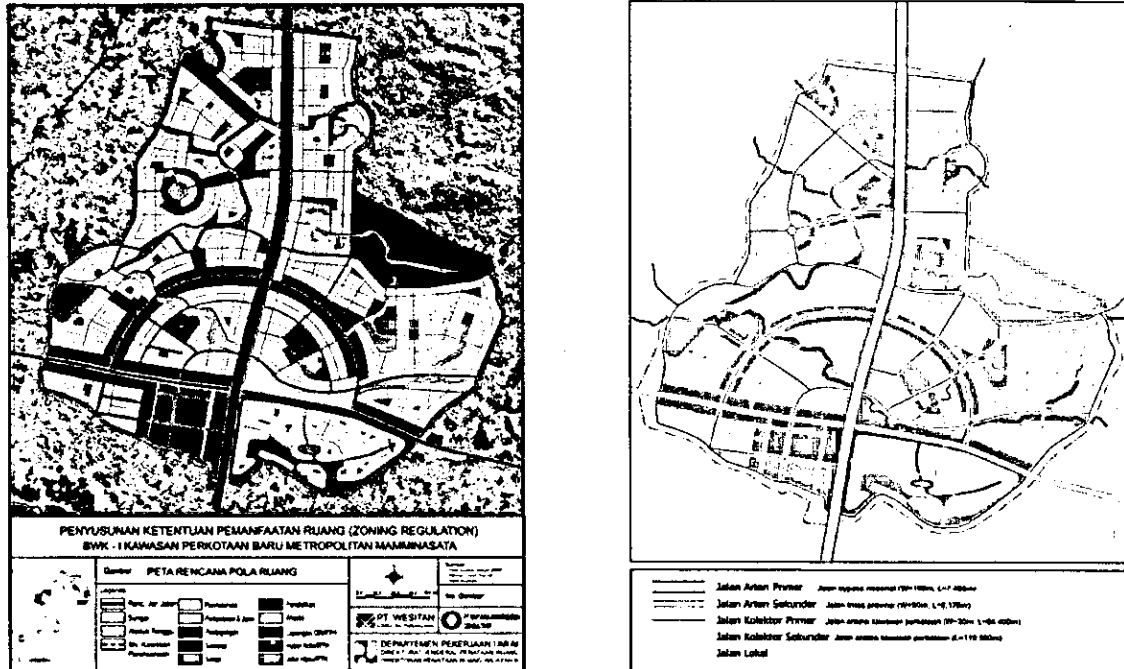


Land use plan (block plan)



Land use plan (zoning regulation)

Case for new town



Sample of block plan and legal document in new town (prepared based on DSP and zoning regulation prepared by PU)

Appendix 3.4: Role sharing in new town development

Organization	Province	District	UPTDMM / BKSPMM	PMU / SNVT	Central Government	Taskforce team	Private developer (REI)
Outline of organization	<ul style="list-style-type: none"> - South Sulawesi Province in the case of New Town Development is represented by Dinas of Spatial Planning and Settlement of South Sulawesi Province. - The province is in charge of interregional, strategic and large scale development in South Sulawesi Province 	<ul style="list-style-type: none"> - Maros District and Gowa District are the districts under Mamminasata Urban Area which are in boundary, particularly in Moncongloe (Maros) and Pattalassang (Gowa) where the New Town is located. 	<ul style="list-style-type: none"> - UPTD MM is Technical Implementing Unit of Dinas for management of Mamminasata which is based on Dinas of Spatial Planning and Settlement - MMDCB is functional organization established to facilitate smooth urban development in Mamminasata 	<ul style="list-style-type: none"> - SNVT KSN Mamminasata is a representation of central government (PU) in the region (established in January 2011). - It has some programs to accelerate the development in Mamminasata Urban Area 	<ul style="list-style-type: none"> - Central government has primary roles in provision of regulation and guidance for the development in regional government (province and district/city) - It is responsibility in national-scale infrastructure development (roads, etc.) 	<ul style="list-style-type: none"> - Taskforce team is a committee which discusses / takes decision on promotion, planning, construction and management issues. - The team is composed of relating administrative organization. - The team invites other stakeholders for discussion according to necessity. 	<ul style="list-style-type: none"> - Private developers are integrated into associations, such as REI, etc. - Most housing developments are conducted by these associations.
Outline of Role	<ul style="list-style-type: none"> - to review the project plan - to make a legal / official system to be approved for the new town construction - to operate and to maintain public facilities of provincial level 	<ul style="list-style-type: none"> - to review the project plan and to formulate DSP - to plan, design, construct and manage public facilities of district level - to examine submitted application for development and construction according to DSP and development permission manual. - to coordinate consensus-building among residents, developer and administration - to secure and to acquire public lands for the project 	<ul style="list-style-type: none"> - to review the project plan - to coordinate relating organizations - to decide role and duties of relating organizations - to decide responsible organizations - to host coordination meetings 	<ul style="list-style-type: none"> - to review the project plan - to institutionalize administrative activities for new town development - to support preparing budget and subsidy for the project and relating works - to draft legislation, which concerns the project - to decide responsible organization for uncoordinated issues, and accelerate appropriate actions 	<ul style="list-style-type: none"> - to review the project plan - to institutionalize administrative activities for new town development - to formulate legal system which concerns the project (land system, authorized development system) - to prepare budget for the project 	<ul style="list-style-type: none"> - to decide critical planning and technical issue - to adjust progress of working schedule - to take necessary corresponding actions and make requests to others for project progress in collaboration 	<ul style="list-style-type: none"> - to execute development according to DSP and development permission requirement, which are provided by government - to construct fundamental infrastructural facilities in a development site with its own construct burden - to secure required land and to share development cost for public purpose according to development permission requirement.
Planning	<ul style="list-style-type: none"> - to prepare spatial plan of infrastructure facilities for whole new town area - Spatial planning for regional level such as plan on river flood control and regulating reservoir 	<ul style="list-style-type: none"> - to plan / design detail of public infrastructure (ex. arterial road alignment) - to plan / design detail of public facilities (ex. school, health facility and park) - to plan land use / development capacity (formulating DSP) - to plan implementation schedule of infrastructure with coordination among relating agencies and prior administrative organization 	<ul style="list-style-type: none"> - to formulate working schedule - to intermediate planning issues covering several districts such as alignment of roads. - to adjust planning matters among relating authorities (ex. land use planning) - Spatial planning for regional level such as plan on river flood control and regulating reservoir 	<ul style="list-style-type: none"> - to review the progress of the project from the point of view of the central, government and provincial government level - to formulate supplemental working / activity plan 	<ul style="list-style-type: none"> - to prepare control instrument (Zoning Regulation) for New Town Development - to formulate legal system and legislation which concerns execution of the project 	<ul style="list-style-type: none"> - to report progress of members' works to each other regularly - to decide technical solution to be discussed and agreed by each other (ex. alignment of road, drainage planning). 	<ul style="list-style-type: none"> - to formulate execution design and implementation program according to DSP and development permission requirement
Undertaking s / activities to be bore its expenses	<ul style="list-style-type: none"> - to arrange schedule for construction activities - to design / to plan public facilities of provincial level - to construct public facilities of provincial level 	<ul style="list-style-type: none"> - to construct public / infrastructural facilities of district level (arterial road, school, water supply and sewage) - to schedule for construction activities and to arrange their budget 	<ul style="list-style-type: none"> - coordination for discussion / adjust among individual organization and its works 	<ul style="list-style-type: none"> - coordination for discussion / adjust among individual organization and its works 	<ul style="list-style-type: none"> - to formulate legal system and legislation which concerns execution of the project - to construct public / infrastructural facilities of national level (national road, water supply and sewage) 	<ul style="list-style-type: none"> - to discuss and make a program on corresponding actions to be taken in collaboration 	<ul style="list-style-type: none"> - to execute construction works with its own budget - to share development cost for public purpose and its maintenance cost according to development permission requirement and agreement

Manual on Spatial Utilization and Project Management in Mamminasata Urban Area

Organization	Province	District	UPTDMM / BKSPMM	PMU / SNVT	Central Government	Taskforce team	Private developer (REI)
					- give assistance for coordination among individual organization and its works		
Management / maintenance to be bore its expenses	- to manage and to maintain public facilities of provincial level	- to manage and to maintain public facilities of district level	(non-contributory)	(non-contributory)	- to manage and to maintain public facilities of district level (ex. national road, water supply and sewage)	- to discuss and make a program on corresponding actions to be taken in collaboration	- Public facilities and Infrastructural facilities in the development area will be transferred after construction by developer, and maintained by public. - Conditions for transfer are provided by relating law, ordinance and agreement.
revenue source	- Provincial budget for public facilities - Special account budget for the construction project - Special account and budget system for the new town are expected to be established in future. Obtained profits by development could be plowed back into the project and it could avoid misappropriation of budget under the system (it needs to establish independent budget organization).	- District budget for public facilities - Special account and budget system for the new town, such as share of expenses for public infrastructure by private developers and return of development profits to public, could be established in future. (it needs to formulate the accounting and budget system by ordinance)	- Provincial budget for the organization	- General account budget of for the organization	- General account budget of for the organization - Special account budget of the province for the construction project	- General account budget for individual organization	- All cost burden for development is bore by developer (organization) except sub project requested by public organization

Part IV. Land readjustment

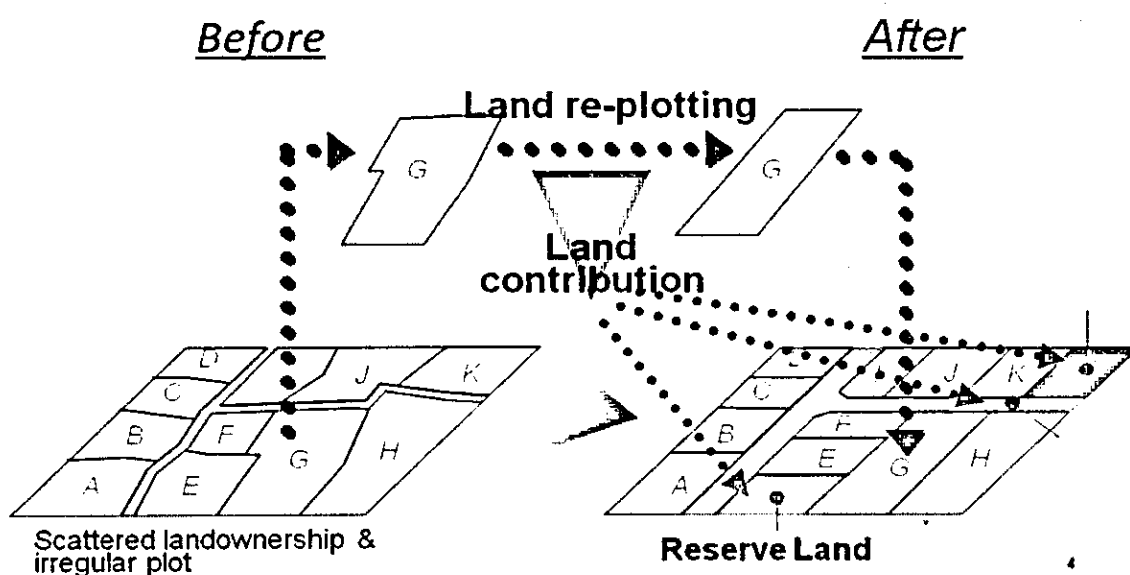
Appendix 4.1: Mechanism of Land Readjustment

A. General Concept of Land Readjustment

1. Outline of Land Readjustment

Land Readjustment (LR) is an activity to rearrange or re-plot an area (generally urban area, which has settlement characteristics and functions), by making use of integrated urban development method. LR is conducted in order to fulfill various objectives and to improve the function of environment in accordance with the objective of LR.

The following picture shows the comparison of area condition before and after the LR.



2. Objectives of LR

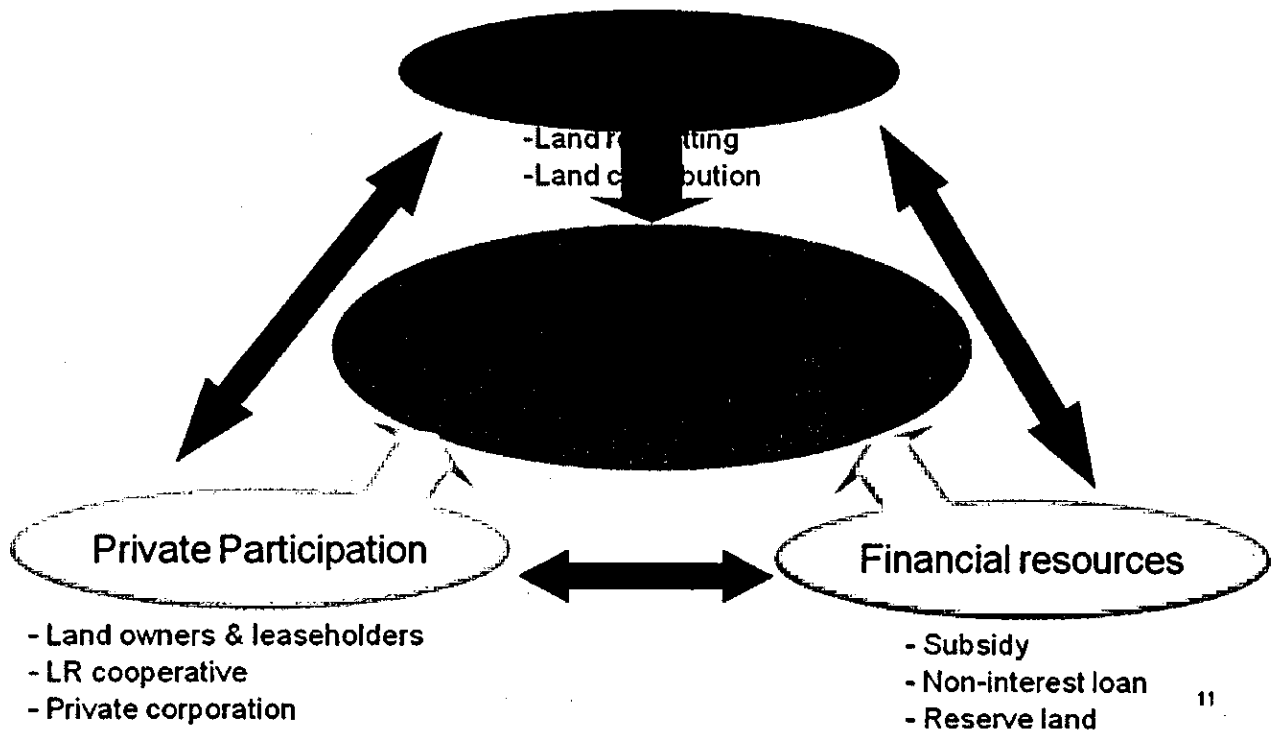
The LR project is conducted aiming for the following purposes:

- New town development for supply of residential area
- Development of industrial areas
- Reconstruction of war-ravaged area or disaster-affected areas
- Development of urban infrastructure such as ring roads, urban arterial roads and railway lines
- Improvement of density build-up area
- Urban Renewal in city center

3. Scheme of Land Readjustment System

The following is the scheme of LR system in Japan. In the scheme, a LR Project requires three important components for its successful implementation. They are (1) engineering techniques, (2) participation of stakeholders and (3) financial resources.

The following picture shows these three components and elaboration of each component is made accordingly.



B. Three Major Elements of Land Readjustment

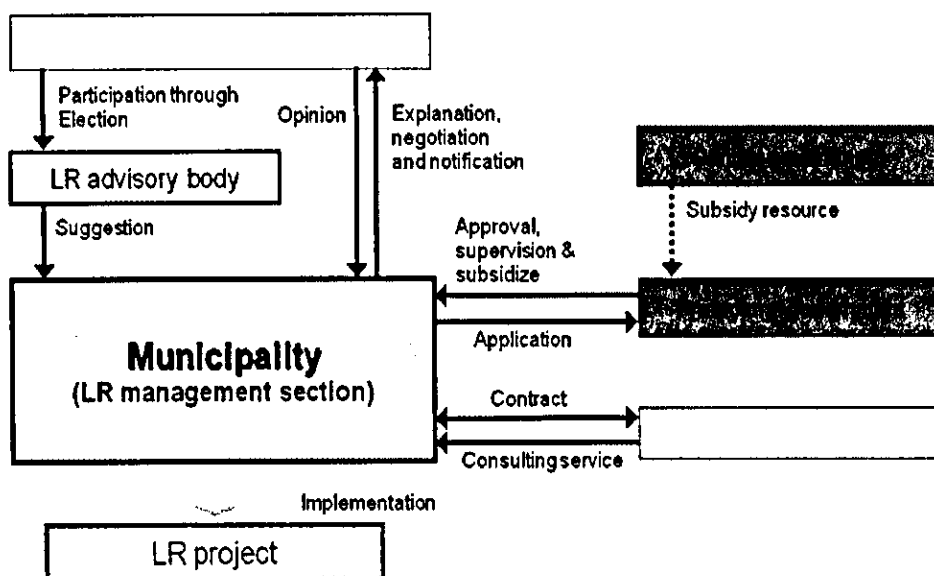
1. Engineering Techniques

LR involves the following stakeholders:

- From government side:
 - Regional and central government
 - BPN (National Land Board)
 - Ministry of People Housing
 - Public Corporation /BUMN
- From Private Sector:
 - Individual owners/land use right holders
 - Cooperative
 - Corporation

Roles of stakeholders as elaborated above can be depicted as follows.

Project scheme by Local Government (in case of municipality)

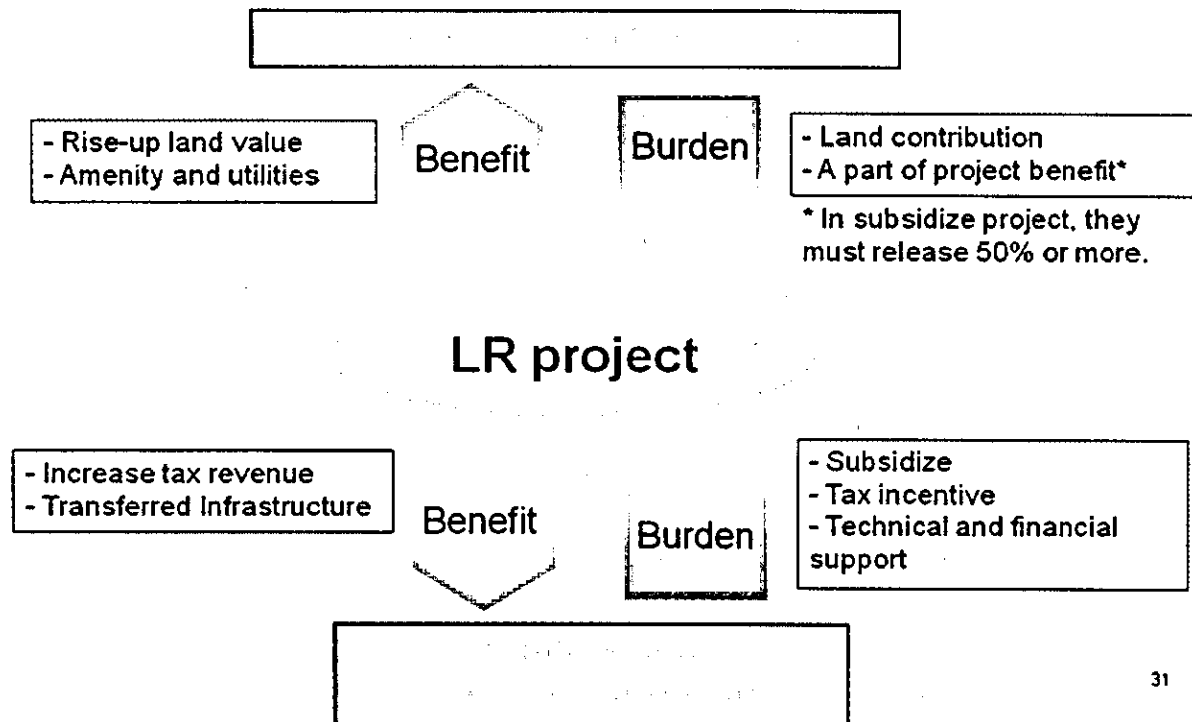


LR should be able to put in balance between the public concerns and the concerns of land owners whose lands would be affected by the LR. Therefore, LR process should consider the full involvement of the community.

2. Financial Support in LR Implementation

LR entails role sharing both for the government and the land owners. The role sharing is depicted in the following picture:

Role sharing in LR cooperative project



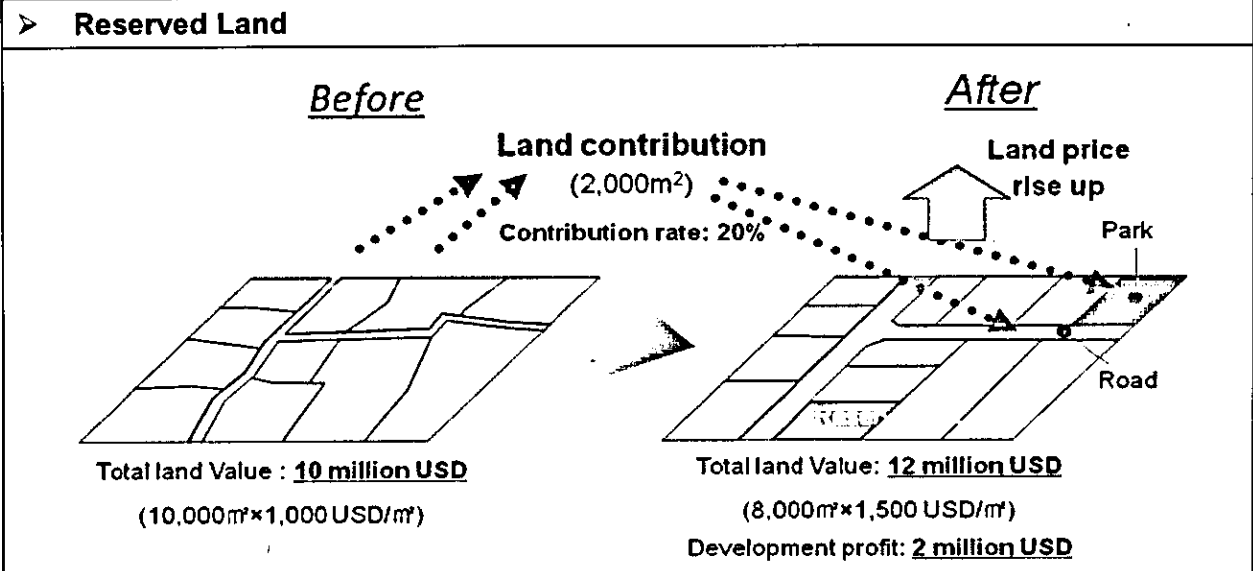
31

Land Readjustment is conducted by making use of several fund resources as follows:

- Subsidiaries of Central Government:
 - National subsidiaries for LR
 - Urban reform subsidiaries, etc.
- Loan with no interest from Central Government
- Subsidiaries of local government:
 - Local government subsidiaries based on local regulations
- Land contribution for public facilities:
- Reserved land

Explanation concerning Subsidiaries of Central Government and Reserved Land as fund sources:

- **National subsidy**
 - Subsidy for basic survey and F/S
 - Implementation body: Local government, public corporation
 - Grant rate: 1/3
 - Resource: Special-purpose tax revenues (gasoline tax)
 - LR project subsidy
 - Implementation body: Local government, public corporation, individual, LR cooperative, LR corporation
 - Project condition: LR project under city planning decision, etc.
 - Limited subsidize: Land acquisition and construction cost for authorized city road
 - Grant rate: 1/2 (prefecture:1/4, municipality: 1/4)
 - Resource: Special-purpose tax revenues (gasoline tax)
 - Urban renewal subsidy
 - Limited subsidize: land cost for public facility increasing x 2/3
 - Grant rate: 1/3 (standard), 1/2 (priority project)
 - Resource: General revenue



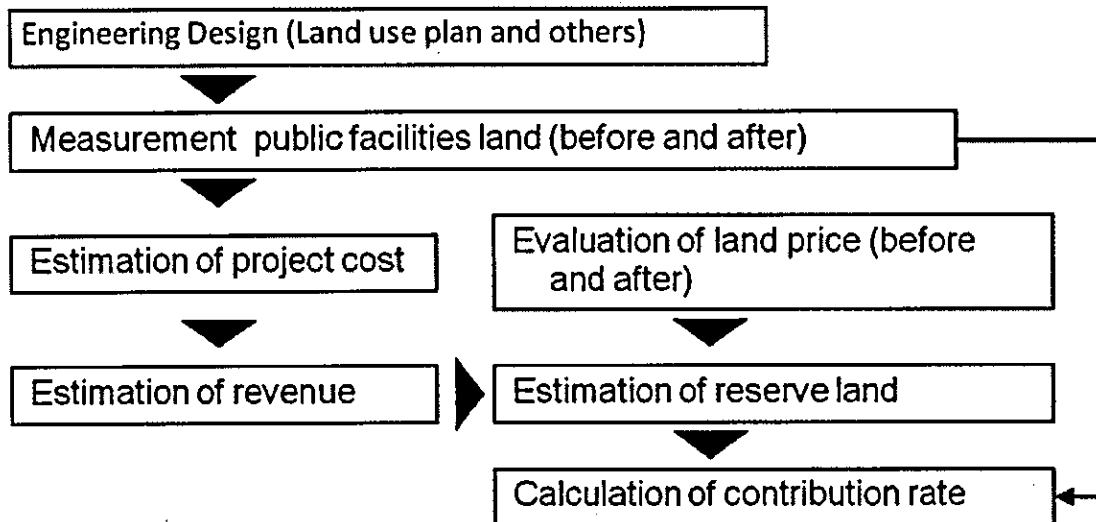
❖ **Benefits of LR**

- **Roads become straightened, with appropriate dimension and facilities.** These are conditioned to accommodate traffic capacity in accordance with what is produced by the area. The benefits are as follows:
 - Improved safety standard for road user and people in the surrounding area

- Reduced road traffic jam, and indirectly reduced fuel and energy consumption; and increased time efficiency for the road users.
- Improved life quality of the people in surrounding area.
- **Tidier blocks with optimal size; the benefits are as follows:**
 - Improved security and safety of the residents
 - Easy arrangement, maintenance and improvement of utilities, facilities, and other infrastructure.
 - Increased traffic efficiency and effectiveness for motor vehicle and pedestrians
 - Controlled population density
 - Maximized positive externalities and reduced negative externalities.
- **Improved functions of public facilities, utilities and infrastructure**
 - Increased extent of area and distribution of Green Open Space in accordance with prevailing standards for settlement
 - Even distribution of water supply, power supply and telecommunication services.

Appendix 4.2: Urban design technique: necessary task for preparation of basic concept

Work flow to formulate LR project frame



A Land Readjustment project commenced with Technical Design, which covers the following components:

- Land use plan (inc. road, park and green)
- Storm water drainage (ditch, culvert, catchment basin)
- Land forming design (cut & fill, slope, protection, soil improvement)
- Infrastructure design (water, wastewater, electric facilities, gas)

Land measurement for public facilities is the base in determining project Cost Estimation and Revenue Estimation to be used in calculating optimal level of reserved land. Land for primary public facility includes road network and Green Open Space.

REQUIRED INFORMATION TO FORMULATE BASIC CONCEPT

In regards to planning a new urban area, it is necessary to formulate the city structure in a detailed manner from its survey to its basic concept design.

1. SURVEY

【Purpose of Survey】

“Survey” aims to collect, arrange, and analyze all required data of urban development, which also essential in formulating basic concept, land readjustment, and planning of development program.

《Why urban area needs to be arranged?》

In order to fulfill the requirements to realize a synchronization of local livelihood, a proper arrangement, protection and guidance is required by adjusting the local characters to undertake the specific functions expected from each region which in the end results an enhancement of overall urban function.

① Regional survey stipulation

【Concept of Regional Stipulation】

Regional survey is a survey that is not only limited to the target area of urban arrangement. Regional survey also includes neighboring settlement location. (if the target location is wide, several residential area locations will be considered one unity)

《Why regional survey does not limited upon only target location?》

Enhancement of urban development in target area needs to be conducted in adjacent with overall planning, otherwise, the placing of arterial road, public facility etc will not be properly integrated as a united residential area.

② Survey of regional condition

Regional survey is a border of regional administrative (for instance Province, District, city, etc.) to explain the status and position of target area and to regulate the future role function.

③ Field Exploration

Field exploration is considered necessary as a preparation for the assessment of urban area environment (survey of urban area environment entails several points as a result of the environmental assessment of elements of environmental conservation, elements of environmental damage, and the lack of environmental elements.

④ Survey of existing conditions

In the entire stages; starting from survey, basic concept, and plot design, investigation survey needs to be conducted. Especially in the survey stage, the following points are required to be taken into account in order to conduct urban environmental assessment:

《Points of survey》

- Topography, geology and hydrology
- Background of disaster occurrence
- Slope
- Environment (water pollution)
- Land use, building condition
- Existing urban planning
- Road condition (according to road width, road status)
- Amount of traffic in arterial road
- Public transportation (bus, train)
- Park condition
- River and canal condition
- Condition of water supply and waste water
- Condition of public facility

⊗ Urban Environmental Assessment

What is the meaning of Urban Environmental Assessment?

Assessment of Urban Environment is conducted in order to study the current issues and problems related with urban environment, also to estimate the future issues of environment, for the purpose to realize a healthy and clean living of the population that occupy the target location.

Details

Definitions of each assessment indication are:

- Element of environmental conservation is an element or other points that need to be conserved due to its capability to support a healthy and convenient living in urban area.
- Element of environmental damage is an element or other points that need to be eliminated or eradicated due to its distraction to a healthy and convenient living in urban area.
- Element of environmental weakness is the elements that need to be improved due to its lacking or weakness, however are required to support a healthy and convenient living.

⊗ Stipulation of required and need improvement topic as well as its requirement arrangement

Issues or topic that needs to be handled could be clarified with the result of environmental assessment. Similar to the requirements to be considered, could be stipulated based on the result survey of existing condition.

After the data from survey are collected, preparation of Basic Concept can be started. The Basic Concept contains the following components:

1. Development theme
2. Determination of regional Basic Concept
3. Population plan

4. Housing plan
5. Land use and building
6. Road planning
7. Park and GOS
8. Drainage and sewage plan

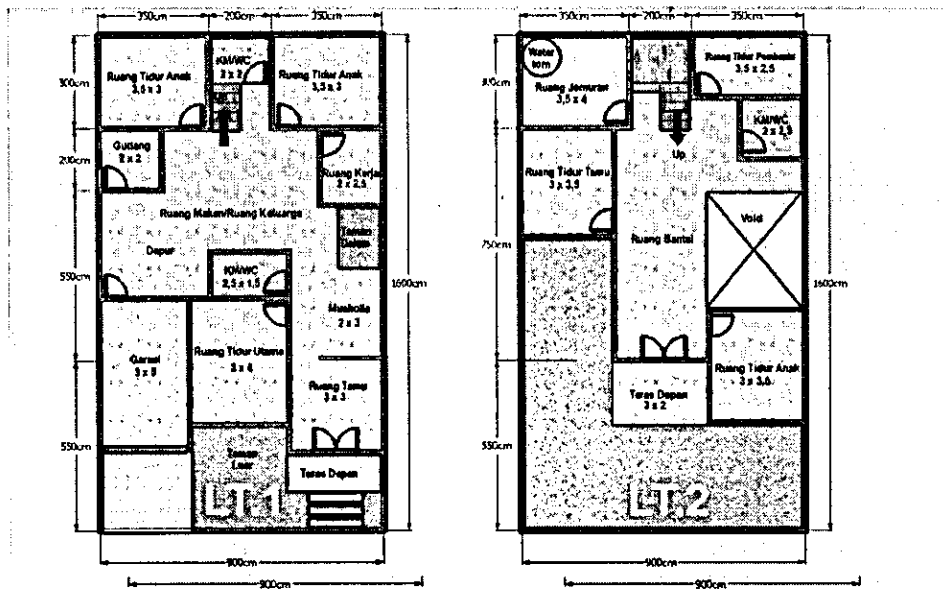
Appendix 4.3: Urban design technique: preliminary design

Objective

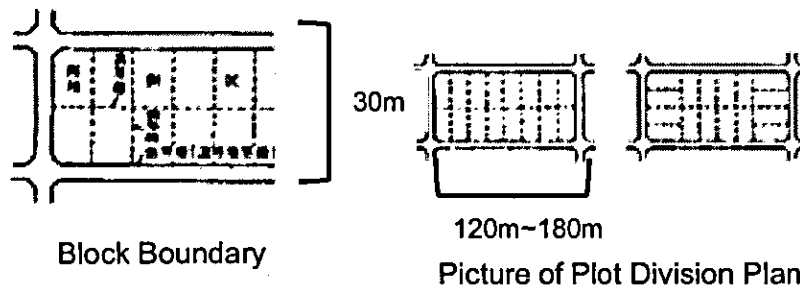
- To make city image more detail
 - ① To depict a city in more detail
 - ② To depict a map based on map of basic concept
 - ③ To design the life of residents of new town
- To try to design a New Town

In effort to design a New Town, the following steps should be followed:

Step 1: Determining the extent of residential zone, for instance the house with extent of 150m² as follows:



Step 2: Determining extent of settlement. The following are examples of block plan with houses (prepared with sketch and dimension in accordance with the sample in Step 1)

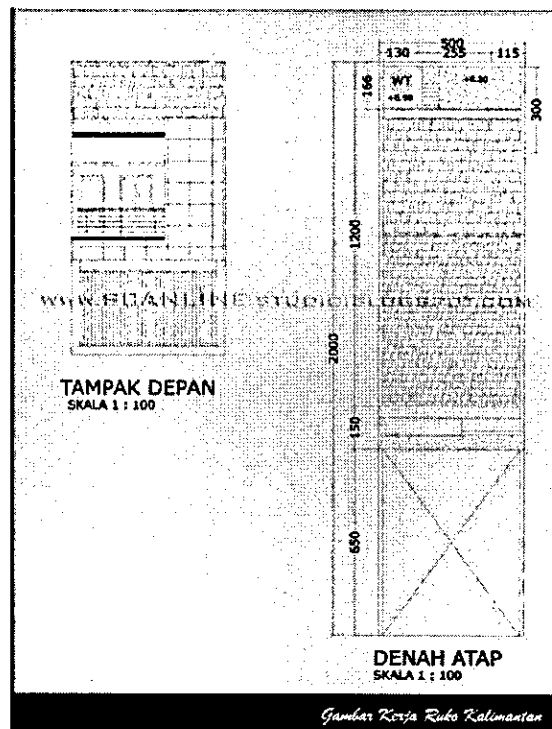
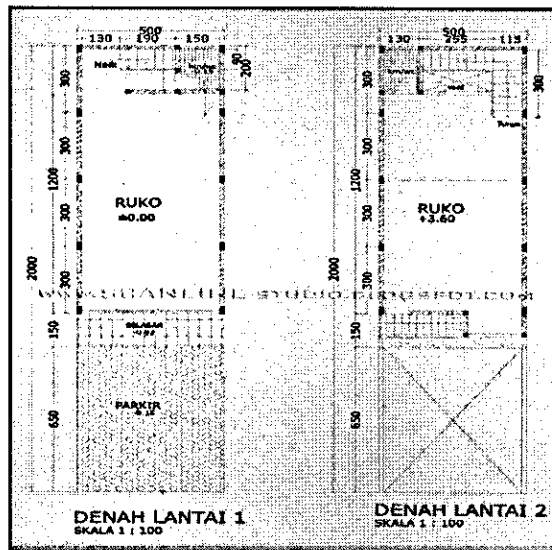


Step 3: Determining an image of environmental supplementary facilities. In this case, store houses serving commercial functions are put in the following sample:

Commercial zone along the road is established to form as store houses

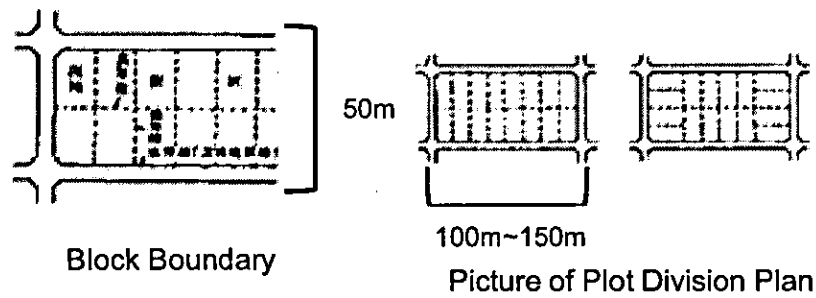
(5mx 5 store houses + 5m) x 10m = 300m

Sketch of store houses:



Gambar Kerja Ruko Kalimantan

Step 4: Determining extent of commercial zone along the road



Step 5: Determining road pattern. The following are some samples of local road pattern which are usually used. Each has strengths and weaknesses

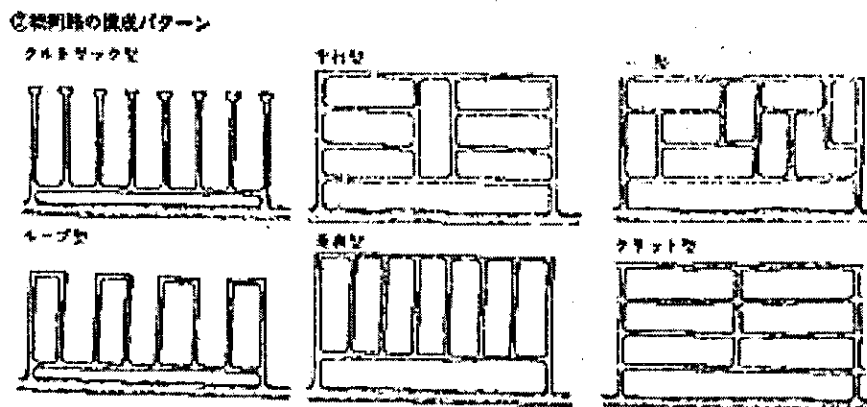
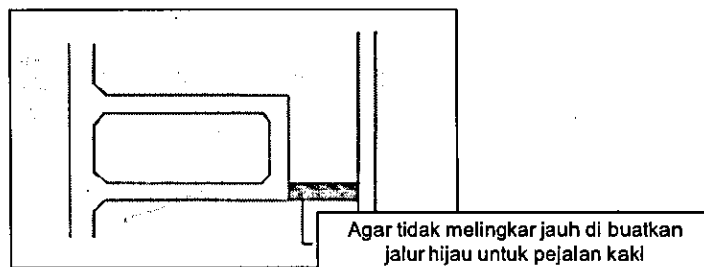
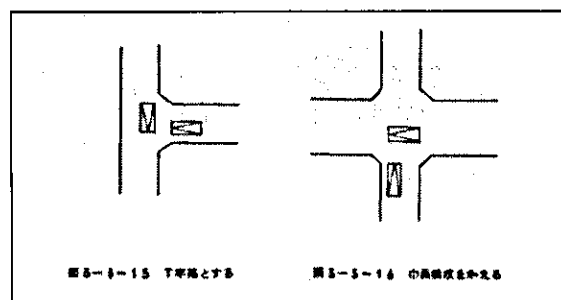


図 3-3-12 区画道路のパターン (「都市空間の計画技法」P 26)

Some details to consider are among others:

- Method to determine intersection design

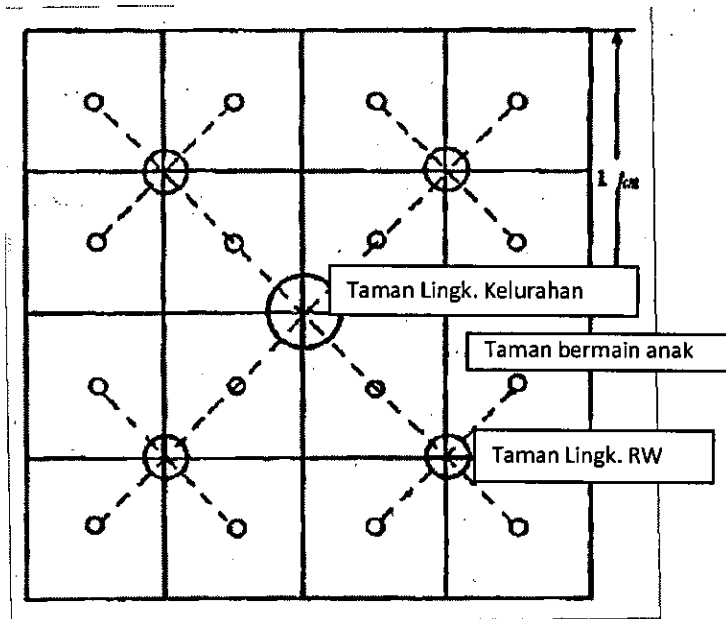


- Concept of park placement – the following are common standards regarding conditions for park and Green Open Space in a settlement area

Classification of park

Classification	Standard size (m ²)	Major function
Community parks	2,500	Playground, relaxation for residence
Neighborhood parks	20,000	Outdoor recreation, relaxation for residence
District parks	40,000	Outdoor recreation, event, historical landscape

By using the above standard and classification, a concept of placement and distribution of park and GOS locations can be prepared.



Part V. Go Green

Appendix 5.1: Definition of green open space by Ministry of Public Works

The following are legal base, definition, types and indicators of green open space target achievement according to Ministry of Public Works.

No	Description	Content
1	Legal base (Number and title of regulation)	Regulation of Ministry of Public Works No. 05/PRT/M/2008 concerning Guideline on Provision and Utilization of GOS in Urban Area
2	Definition of GOS / Green Coefficient	GOS is the longitudinal / lane and or grouping area whose utilization is more open, place for plants to grow, both naturally growing and artificially planted
3	Types of GOS / Green Coefficient	<p><u>GOS of house yards:</u> House yards, yards located in office, stores and business venues, roof garden</p> <p><u>GOS of Garden and City Forest:</u> Neighborhood (RT/RW) Garden, Village/Sub-district/District/City Garden, City Forest, Green Belt</p> <p><u>GOS of Road Green Lane:</u> Island / Road Median, Pedestrian Lane, Space Below Flyover</p> <p><u>GOS with Certain Functions:</u> Train lane borderline, green lane along high voltage power network, river/coastal borderline, raw water / spring source security, cemetery</p>
4	Target Indicator	Minimal 30% (Public 20%, Private 10%)

Appendix 5.2: Clarification letter from Director of Urban Area, DG. Spatial Planning, Ministry of Public Works



KEMENTERIAN PEKERJAAN UMUM DIREKTORAT JENDERAL PENATAAN RUANG

Jalan Patimura No.20 Kebayoran Baru-Jakarta Selatan 12110, telp. (021) 7252770 - faks (021) 7252770

Nomor : TR 01.03-KC/520
Lampiran : 1 (satu) berkas

Jakarta, 9 Oktober 2010

Kepada Yth.
Kepala Dinas Tata Ruang dan Permukiman
Provinsi Sulawesi Selatan,
Selaku Ketua Sekretariat BKSPMM

di
Sulawesi Selatan

Perihal : Permohonan Klarifikasi tentang RTH di Kawasan Metropolitan
Mamminasata, Provinsi Sulawesi Selatan

Dengan hormat,

Sehubungan dengan surat Kepala Dinas Tata Ruang dan Permukiman Provinsi Sulawesi Selatan, Selaku Ketua Sekretariat BKSPMM No. 650/4197/UPTD.MM tentang Permohonan Klarifikasi tentang RTH di Metropolitan Mamminasata, bersama ini kami sampaikan beberapa hal terkait penjelasan mengenai Ruang Terbuka Hijau (RTH) sebagaimana terlampir. Kami harapkan penjelasan ini, dapat memberikan manfaat sebesar-besarnya untuk program peningkatan RTH di Kawasan Metropolitan Mamminasata, Provinsi Sulawesi Selatan.

Demikian, atas perhatian dan kerjasamanya, kami mengucapkan terima kasih.

Direktur Perkotaan,

Ir. Joessalr Lubis, CES
NIP. 11026116

Tembusan disampaikan Kepada Yth :

1. Bapak Gubernur Provinsi Sulawesi Selatan
2. Bapak Direktur Jenderal Penataan Ruang (sebagai laporan).

Penjelasan terhadap Ruang Terbuka Hijau

Sebagai pertanyaan dasar, perlu diklarifikasi pengertian tentang hubungan antara kawasan Metropolitan dan Kawasan Perkotaan. Dalam kasus konkrit dari Metropolitan Mamminasata, yang mana dari 3 (tiga) opsi pengertian berikut adalah pengertian paling tepat/relevan sesuai dengan istilah penataan ruang yang ditentukan oleh Kementerian PU :

Opsi 1 : Seluruh kawasan Metropolitan (Mamminasata) dapat didefinisikan sebagai Kawasan Perkotaan yang akan ditetapkan dalam rencana tata ruang.

Jawaban :

Sesuai dengan amanat UU 26 tahun 2007 tentang Penataan Ruang dalam Pasal 1 pada butir 25 disebutkan bahwa Kawasan perkotaan adalah wilayah yang mempunyai kegiatan utama bukan pertanian dengan susunan fungsi sebagai tempat permukiman perkotaan, pemusatan dan distribusi pelayanan jasa pemerintahan, pelayanan sosial dan kegiatan ekonomi, dan pada butir 26 disebutkan bahwa Kawasan metropolitan adalah kawasan perkotaan yang terdiri atas sebuah kawasan perkotaan yang berdiri sendiri atau kawasan perkotaan inti dengan kawasan perkotaan di sekitarnya yang saling memiliki keterkaitan fungsional yang dihubungkan dengan sistem jaringan prasarana wilayah yang terintegrasi dengan jumlah penduduk secara keseluruhan sekurang-kurangnya 1.000.000 (satu juta) jiwa. Dengan demikian seluruh kawasan metropolitan (Mamminasata) merupakan kawasan perkotaan, yang ditetapkan dalam Rencana Tata Ruang Kawasan Metropolitan Mamminasata.

Opsi 2 : dari tiga jenis Zona yang telah ditentukan dalam Draft Peraturan Presiden tentang Metropolitan Mamminasata, Zona Budidaya dapat didefinisikan sebagai kawasan Perkotaan sedangkan Zona Lindung dan Zona Penyangga adalah sebagai kawasan Perdesaan (non-Perkotaan).

Jawaban :

Dalam Draft Peraturan Presiden tentang Penataan Ruang Kawasan Metropolitan Mamminasata telah ditetapkan dalam Pola Ruang sebagai berikut :

Zona Budidaya 1 sampai dengan Zona Budidaya 7 (B1 s/d B7) sesuai dengan fungsinya sebagai Zona Budidaya Kawasan Metropolitan Mamminasata Zona tersebut peruntukan sebagai kegiatan budidaya sesuai dengan arahan penentukannya, seperti dari kepadatan tinggi, daya dukung tinggi sampai rendah.

Sedangkan Zona Lindung ditetapkan Zona Lindung 1 dan Zona Lindung 2 (L1 dan L2) sesuai dengan fungsinya sebagai Zona Lindung yang dilarang adanya kegiatan atau peruntukan budidaya, Zona Lindung dimaksudkan untuk melindungi fungsi daya dukung dan daya tampung serta kualitas ruang di kawasan metropolitan Mamminasata.

Adapun Zona Penyangga yang ditetapkan Zona Penyangga 1 sampai Zona Penyangga 5 (P1 s/d P5) sesuai dengan fungsinya sebagai Zona Penyangga di sepanjang pesisir kawasan metropolitan Mamminasata dimaksudkan untuk menjaga peluberan kegiatan budidaya ke arah pantai (pesisir) terutama kawasan pantai yang terdapat hutan mangrove, sehingga menjaga kawasan pesisir dapat mendukung fungsi perlindungan.

Berdasarkan hal tersebut, maka Zona Lindung, Zona Budidaya dan Zona Penyangga harus dilihat secara fungsi, peruntukan dan kegiatan.

Berdasarkan fungsi maka Zona Lindung yang ditetapkan dengan fungsi utama melindungi kelestarian lingkungan hidup kawasan metropolitan Mamminasata, yang mencakup sumberdaya alam dan sumberdaya buatan dan dilarang adanya kegiatan budidaya.

Sedangkan Zona Budidaya, adalah zona yang ditetapkan dengan fungsi utama untuk dibudidayakan dengan berbagai kegiatan seperti pertanian, pemukiman, perdagangan dan jasa dan lain-lain.

Adapun Zona Penyangga, adalah zona yang ditetapkan dengan fungsi sebagai penyangga untuk menjaga agar kegiatan budidaya tidak berkembang pada kawasan yang perlu dilindungi.

Zona Lindung bukan merupakan perdesaan tetapi bisa terdapat di kawasan perdesaan dan di kawasan perkotaan, namun Zona Penyangga bisa merupakan perdesaan.

Opsi 3 : Baik kawasan perkotaan maupun perdesaan akan ditetapkan sesuai dengan perencanaan tata ruang (RTRW/RDTR Kota dan Kabupaten), tanpa mengacu pada Kawasan Metropolitan.

Jawaban :

Kawasan perkotaan yang merupakan bagian wilayah Kabupaten (seperti perkotaan Maros, Sungguminasa dan Takalar) ditetapkan dalam RTRW Kabupaten Maros, Gowa dan Takalar, termasuk penetapan kawasan perdesaannya, kemudian dalam Rencana Tata Ruang Kawasan Metropolitan ditetapkan ke dalam Pola Ruang metropolitan Mamminasata, artinya Pola Ruang metropolitan Mamminasata telah sinkron dan tidak bertentangan dengan RTRW Kabupaten maupun Kota, sehingga keduanya harus menjadi acuan perwujudan struktur dan pola ruang Kabupaten/Kota maupun kawasan metropolitan Mamminasata.

Dari ketiga opsi tersebut, maka opsi 1 merupakan pengertian yang paling tepat/relevan sesuai dengan yang ditentukan oleh UUPR 26 tahun 2007 tentang Penataan Ruang

2. Pengertian tentang penyesuaian antara kawasan hutan dan RTH

Pertanyaan : apakah Hutan Lindung/Konservasi jika dilihat dari penggunaan lahannya bersifat terbuka dapat didefinisikan sebagai RTH?

Jawaban :

Dalam UU Nomor 41 tahun 1999 tentang Kehutanan, Hutan lindung didefinisikan sebagai kawasan hutan yang mempunyai fungsi pokok sebagai perlindungan sistem penyangga kehidupan untuk mengatur tata air, mencegah banjir, mengendalikan erosi, mencegah intrusi air laut, dan memelihara kesuburan tanah. Sedangkan Hutan konservasi adalah kawasan hutan dengan ciri khas tertentu, yang mempunyai fungsi pokok pengawetan keanekaragaman tumbuhan dan satwa serta ekosistemnya.

Kemudian jika terdapat pemanfaatan kawasan hutan maka, menurut UU 41 tahun 1999, diamanatkan bahwa pemanfaatan kawasan hutan dapat dilakukan pada semua kawasan hutan kecuali pada hutan cagar alam serta zona inti dan zona rimba pada taman nasional.

Dalam konteks tersebut, sesuai dengan Peraturan Menteri PU Nomor 5/PRT/M/2008 bahwa RTH dalam kawasan perkotaan dan atau dalam wilayah Kota adalah RTH yang terdapat dalam kawasan budidaya yang bertujuan untuk menjaga ketersediaan lahan sebagai kawasan resapan air, menciptakan aspek planologis perkotaan melalui keseimbangan antara lingkungan alam dan lingkungan binaan yang berguna untuk kepentingan masyarakat serta meningkatkan keserasian lingkungan perkotaan sebagai sarana pengaman lingkungan perkotaan yang aman, nyaman, segar, indah dan bersih.

Sehingga dapat disimpulkan bahwa karena RTH di perkotaan adalah fungsi budidaya yang distribusinya disesuaikan dengan sebaran penduduk serta hierarki struktur pelayanan dengan memperhatikan rencana struktur dan pola ruang, maka hutan lindung/konservasi tidak dapat didefinisikan sebagai Ruang Terbuka Hijau.

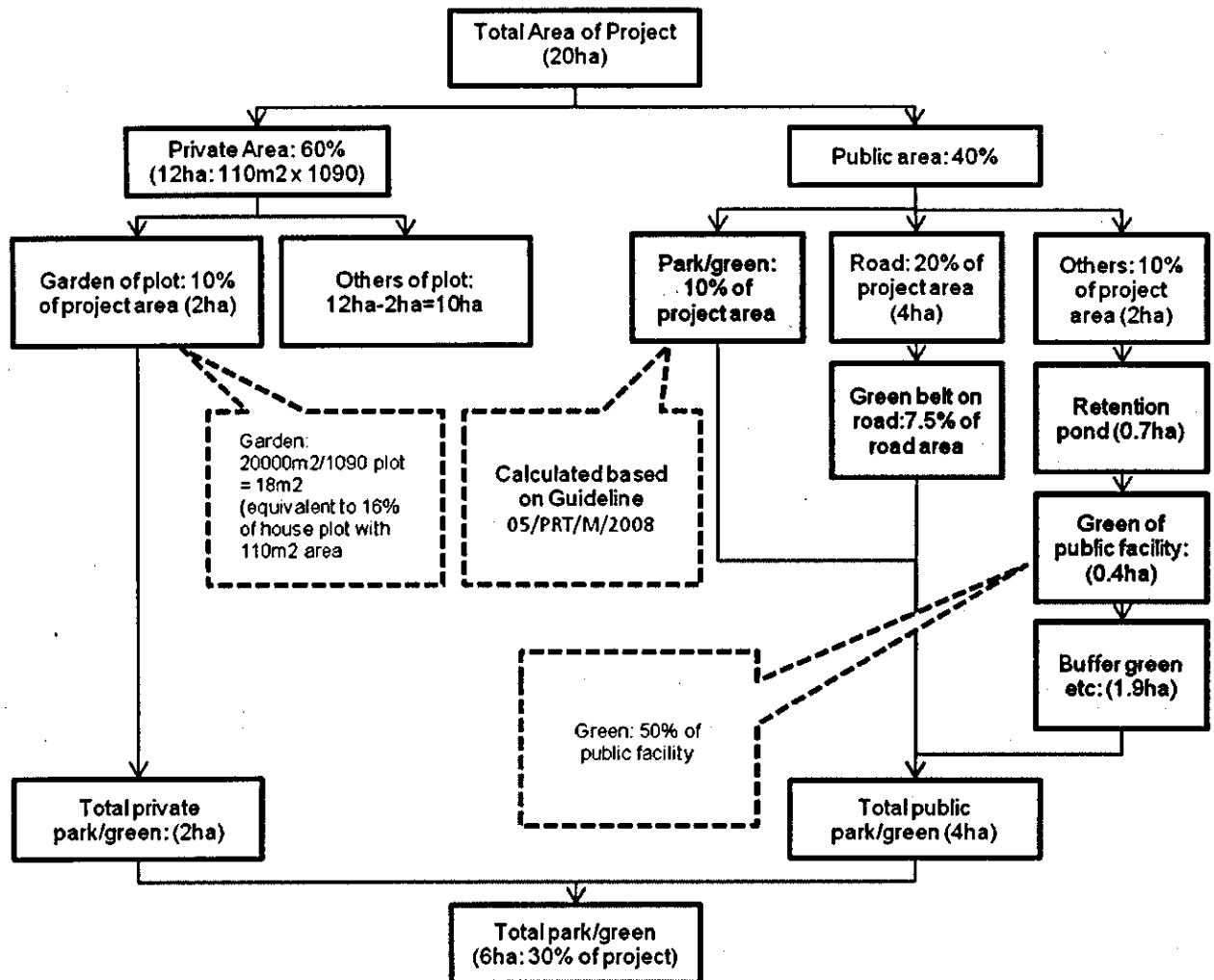
Beberapa jenis penggunaan lahan yang di Kawasan Perkotaan (lihat tabel bawah) diharapkan dapat diklarifikasikan sesuai dengan definisi RTH

No.	Jenis Penggunaan Lahan di Kawasan Perkotaan	Dapat diidentifikasi sebagai RTH (pilih Ya atau Tidak)	Penjelasan alasan (mohon dijelaskan alasan atau pengertiannya)
1	Sawah	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	tidak termasuk RTH
2	Semak	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	jika dibangun RTH, maka dapat didefinisikan sebagai RTH
3	Rawa	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	tidak termasuk RTH, karena rawa tidak berfungsi sebagai RTH
4	Tambak	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	jika ditempatkan dalam sempadan tambak, dapat didefinisikan sebagai RTH
5	Mangrove (pesisir)	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	jika ditempatkan dalam sempadan pantai, dapat didefinisikan sebagai RTH
6	Danau	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	jika ditempatkan dalam sempadan danau, dapat didefinisikan sebagai RTH
7	Sungai	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	jika ditempatkan dalam sempadan sungai, dapat didefinisikan sebagai RTH
8	Kolam	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	jika ditempatkan dalam sempadan kolam, dapat didefinisikan sebagai RTH
9	Dam	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	jika ditempatkan dalam sempadan Dam, dapat didefinisikan sebagai RTH
10	Kanal	<input type="checkbox"/> Ya <input checked="" type="checkbox"/> Tidak	jika ditempatkan dalam sempadan kanal, dapat didefinisikan sebagai RTH

Appendix 5.3: Flow of green open space calculation (allotment for development control)

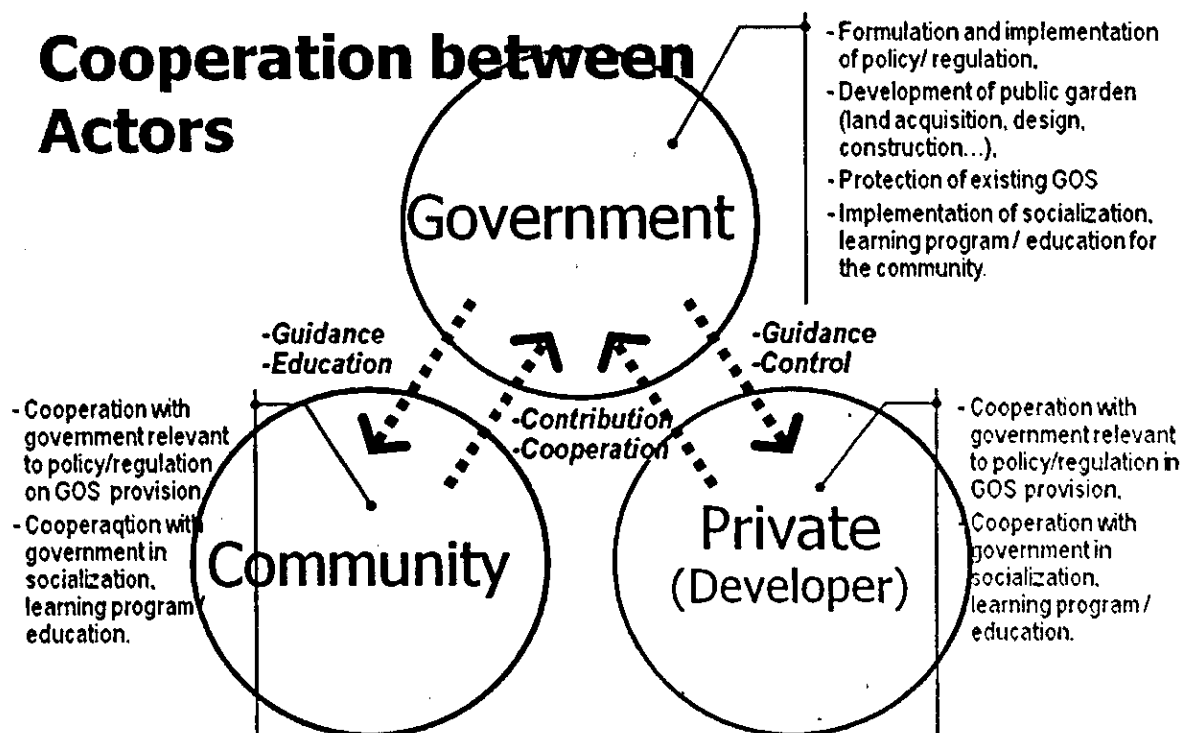
Land use plan of a residential land development project is shown as an example of park and green area design.

- Total development area: 20 ha
- Private area: 60% of total development area (Ministry of Public Housing)
- Public area: 40% of total development area (Ministry of Public Housing)
- Private green area: 10% of total development area (Spatial Management Law)
- Public green area: 20% total development area (Spatial Management Law)
- Park area is designed on the basis of technical standard of Guideline No. 05/PRT/M/2008



Appendix 5.4: Three approaches to green open space

Cooperation between Actors



Approach	Actor		
	Government	Private (developer)	Community
Formulation and implementation of policy / regulation	<i>Formulator/ Implementer</i>	<i>Beneficiary</i>	
Guidance for public garden (GOS), Protection / conservation of existing GOS	<i>Implementer/ maintainer/ controller</i>	<i>Partner in cooperation</i>	
Socialization/ education for the community	<i>Implementer</i>	<i>Supporter</i>	<i>Beneficiary</i>
Community movement in planting trees in self-reliant manner	<i>Supporter</i>		<i>Implementer</i>

Prepared through cooperation between



**Mamminasata Metropolitan Development Cooperation Board
(MMDCB)**



**Dinas of Spatial Planning and Settlement of South Sulawesi
Province**

through Technical Support by



Directorate General of Spatial Planning, Ministry of Public Works



**JICA Technical Coordination Project on Enhancement of Urban
Development Management in the Mamminasata Metropolitan**

MMDCB

**MANUAL ON SPATIAL
UTILIZATION CONTROL
IMPLEMENTATION IN
MAMMINASATA URBAN AREA**

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PART I: INTRODUCTION

1. Background

Mamminasata Urban Area or Mamminasata Metropolitan Area¹ (hereinafter referred to as Mamminasata Area), composed of the entire Makassar City, a part of Maros District, a part of Gowa District (Sungguminasa), and of the entire Takalar District, is the only and the largest Urban Area in Eastern Indonesia with population of over 2 million (Area: 2,476 km²). Due to urbanization of Makassar City and surrounding areas and as an answer to assist the urban development and controlling, it is necessary to establish Mamminasata Urban Area in order to strengthen efficient infrastructure, public service and land use control to secure urban environment and promote economic growth. Government of Indonesia has enacted new spatial management law (Number 26 of 2007) in 2007, which becomes the legal umbrella for spatial management in Indonesia. The Law mandated the "Spatial Management" as "a system for process of spatial planning, spatial utilization, and spatial utilization control." Consequently, regional governments (province and district/city) are required immediately to formulate/revise and synchronize their general spatial plan along with specific spatial plans.

As one of the instructions of the law and to set up the nation-wide spatial management, Government has enacted Government Regulation Number 26 of 2008 concerning National General Spatial Plan as the base for the spatial planning in Indonesia, by which Mamminasata Urban Area is designated as one of national strategic areas, which requires Presidential Regulation to stipulate spatial management of Mamminasata Urban Area.

In addition, Government Regulation No. 15 of 2010 concerning Implementation of Spatial Management has been enacted in 2010 as

¹ According to Presidential Regulation No. 55 of 2011, Mamminasata is clarified as "Urban Area". Since "Metropolitan Area" had been used widely by stakeholders to describe Mamminasata prior to stipulation of the Presidential Regulation, Metropolitan Area is used for some legal bases issued before the Presidential Regulation is enacted.

the implementing procedure of spatial management, which aims to realize the order of spatial management implementation, provide legal certainty to all stakeholders in regards to carry out the tasks and responsibilities as well as its rights and obligation in the implementation of spatial management, and realize a justice for all stakeholders in the whole aspects of spatial management implementation.

And finally, Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Makassar, Maros, Sungguminasa, and Takalar (Mamminasata) Urban Area has been enacted in September 2011 as the legal umbrella for Spatial Management, which serves as operational tool of National General Spatial Plan and as coordination tools of development implementation in Mamminasata Area and has function as guidance for:

- a. Formulation of development plan in Mamminasata Urban Area;
- b. Spatial utilization and control over spatial utilization in Mamminasata Urban Area;
- c. Realization of and integration, synchronization and balance of development among district/city, as well as harmony among sectors in Mamminasata Area
- d. Stipulation of location and spatial function for investment in Mamminasata Area;
- e. Provincial and district/city spatial management in Mamminasata Area;
- f. Management of Mamminasata Area;
- g. Realization of integration of Mamminasata Area development and its surroundings.

This manual is intended to effect an efficient and effective implementation of spatial utilization controls, based on most up-to-date laws and regulations.

Legal References

- Incentives-Disincentives are regulated under Article 38 (6) of Spatial Management Law no. 26/2007 and Articles 169 through 181 of the Governmental Regulation no 15/2010.
- Administrative Sanctions are regulated under Article 64 of Spatial Management Law no. 26/2007, and Articles 182 through 197 of the Governmental Regulation no 15/2010.
- Permits are regulated under Article 37 of Spatial Management Law no 26/2007, and Articles 160-167 of the Governmental Regulation no 15/2010.

*MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN
MAMMINASATA URBAN AREA*

Visualizations in the forms of charts and figures are sourced from socialization materials and/or interpretation of body of text of the laws and regulations listed above.

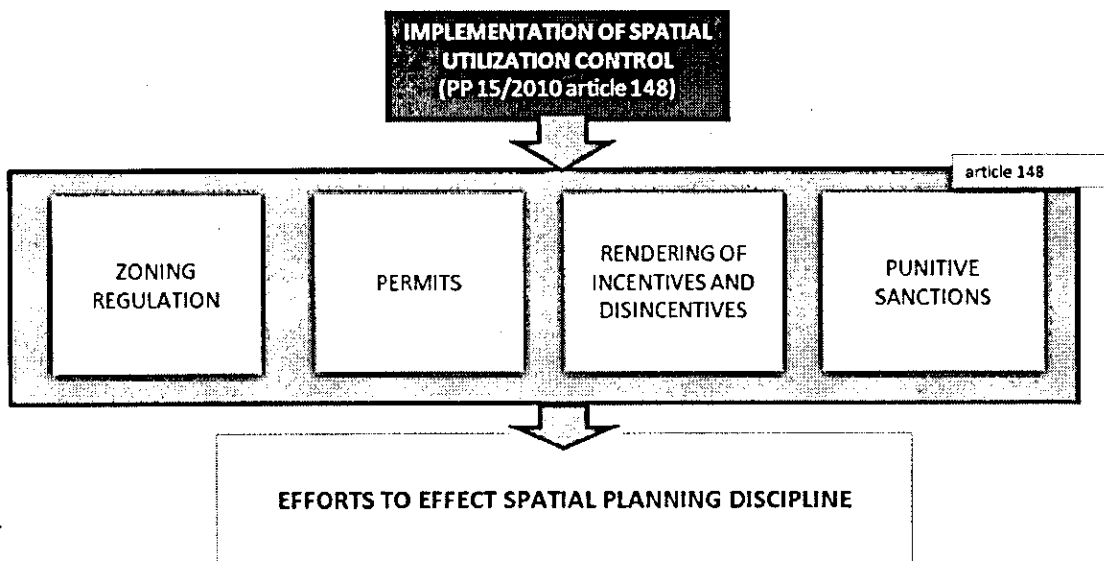


Figure 1: Component of spatial utilization control measure

2. Purpose of manual

This manual is an attempt to provide the hand-note for local Government officers, who are in charge of the spatial management and control in the field of zoning regulation, development permit approval³, incentive and disincentive, and sanction aiming at;

1. to improve efficacy and efficiency in spatial utilization control including permit implementation,
2. to clarify control procedures for Mamminasata.

The specific purposes of the manual are;

- i. **Enlightenment of permission approval procedure**; the manual is intended to disclose procedures of land development permission mechanism based on zoning regulation to developers and Regional Government.
- ii. **Disclosure of technical standard for transparency**; the manual defines technical standards for large scale land development as "minimum requirements" in Mamminasata Metropolitan Area. This manual is expected to clarify the technical standards of spatial utilization permit.
- iii. **Documents and drawings**; the manual defines documents drawings and maps to be submitted.
- iv. **Incentive/disincentive and sanction mechanism⁴**; the manual defines types and procedures for incentive/disincentive and sanction to be applied in Mamminasata.

³ Private sector stakeholders are also the target of this manual to promote the effective and upgraded implementation of land developments of investors.

⁴ Incentive/disincentive, and sanction are summarized based on existing laws and regulations

3. Composition of manual

In order to realize the spatial plan, permit aspect has to be strengthened by clarifying the land development permission system and technical standard.

For the development in Mamminasata Metropolitan Area that aims to realize orderly and harmonized spatial utilization, then the equal opportunity for spatial use should be guaranteed for all stakeholders, permit technical standard and mechanism of service acceptance for the public should be applied.

This main body of the manual consists of following parts.

Part II: Zoning Regulation

1 Zoning Regulation

Description of zoning category explains types of zoning proposed for Mamminasata and their characteristics.

2 Guidance for Possible Spatial Use Activity by Spatial Pattern Plan of Presidential Regulation of Mamminasata

3 Guideline for Building Use Control by Land Use Zoning of DSP

Guidance for building use control by land use shows types of building which is allowed and not allowed for each land use zoning.

4 Stipulations of Spatial Utilization Intensities (Spatial Envelope) by Land Use Zoning Category

Guidance for Spatial Utilization Envelope by Land Use Zoning Category shows BCR (Building Coverage Ratio), FAR (Floor Area Ratio), and number of floors for each land use categories.

Part III: Spatial Utilization Permission System

1 Spatial Utilization Permit Mechanism

Cursory explanation of various types of permits, permit issuance requirements, and developments that require provincial government approval.

2 Examination Procedure

In this part, the manual indicates flow of development permission procedure. The procedure consists of i) consultation in advance with relating organization, ii) explanation to resident, iii) technical judgment by district/city government and provincial government, and iv) approval for development.

3 Necessity Documents for Permit Application

List of necessary documents for submission in applying for permit

4 Principle Permit Procedure and Role Sharing

5 Role Sharing for Location Permit and Land Utilization Permit Issuance

Chart indicates various stakeholders involved and their roles in the flow

6 Building Construction Permit Procedure

IMB procedure explained using chart

7 Technical Standards for Residential Area Developments in Mamminasata

In this part, minimum technical requirement for the land development is mentioned.

According to proportion of the development area, number of housing unit and infrastructural condition of the development area and its surroundings, minimum requirements are provided. All developments identified as the project obligated to permit should satisfy these requirements.

8 Technical Standards for Industrial Estate Developments in Mamminasata

In this part, minimum technical requirement for industrial estate development is mentioned.

According to proportion of the development area, number of industrial units and infrastructural condition of the development area and its surroundings, minimum requirements are provided. All developments identified as the project obligated to permit should satisfy these requirements.

Part IV: Incentive, Disincentive

1 Types of Incentive and Disincentive

The list of types of incentive and disincentive specified in laws and regulations.

2 Procedure for Incentive and Disincentive

The manual indicates procedure for incentive and disincentive for Mamminasata based on government regulation and concerned regulation.

Part V: Sanctions

1 Types of Offenses Punishable by Sanctions

List of offenses and corresponding sanctions applicable according to laws and regulations

2 Procedure for Sanctions

The manual indicates procedure for sanction for Mamminasata based on government regulation and concerned regulation.

PART II: ZONING REGULATION

1. Zoning regulation

Zoning Regulation: Background

In the course of implementing a spatial plan, stakeholders must recognize the possibility of abuses, violations, and various manners of misappropriations.

To combat spatial utilization abuses and ensure compliance with existing spatial plan, the Spatial Management Law no. 26/2007 has imbued the spatial utilization activities with a series of control measures. The core components of Spatial Utilization Control are: Zoning Regulation, Permits, Incentives and Disincentives, and Sanctions as shown in Figure 1. Zoning Regulation has been covered extensively in the DSP Formulation Manual, and Permits in the subsequent chapters of this manual.

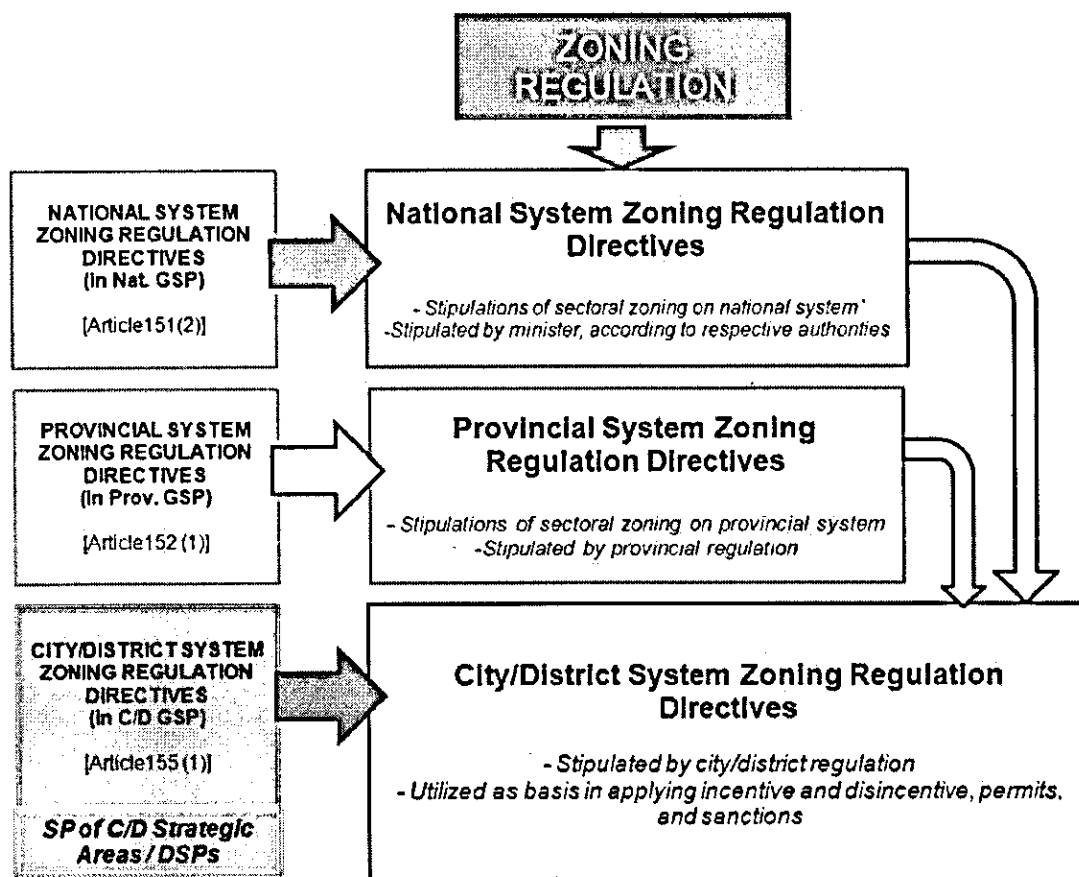


Figure 2: Hierarchy and interlinks between zoning regulation and laws and regulations at various levels

Spatial Utilization Control includes four components considered essential in effecting and maintaining a disciplined implementation of a spatial plan. Zoning Regulation is the cornerstone and the most important of the four, since Permits, Incentives and Disincentives, and Punitive Sanctions, rely on Zoning Regulation as its foundation. According to Article 153 (3): "City and District Zoning Regulation forms the foundation of administration of incentives and disincentives, permits, and sanctions at city and district level."

An actionable and well-formulated Zoning Regulation is therefore considered essential to the workings of spatial utilization control efforts. Any derivative policies in the form of permits, incentives and disincentives, and sanctions can only be as effective as the zoning regulation upon which they are based on.

Articles 149-155 explain that the Zoning Regulation is composed of four directives: National System ZR Directives, Provincial System ZR Directives, and City and District ZR. A zoning regulation contains the following stipulations:

- × List of activities allowed, activities allowed with certain conditions, and activities that are prohibited. (in other words, Zoning Categories)
- × Spatial Utilization Intensities (in other words, Spatial Envelope)
- × Minimum Infrastructures and Facilities (Technical Standards)
- × Other stipulations deemed necessary

City and District Zoning Regulation contains zones for each allocation zone covering:

- × Allocation Zones are divided into sub-allocations
- × Allocation Sub-zones are divided into allocation blocks
- × Allocation Blocks are divided into allocation plots

2. Guidance for possible spatial use by spatial pattern plan of Presidential Regulation of Mamminasata

Presidential regulation 55/2011 stipulated possible spatial use in accordance with spatial use category of spatial pattern plan. Table 1 summarized the possible spatial use by spatial use category.

Table 1: Possible spatial use by spatial use zoning of Presidential Regulation 55/2011

Spatial Use	Spatial Use Zoning		Conservation Area						Development Area										
	L1	L2	L3	L4	L5	L6	B1	B2	B3	B4	B5	B6	B7	P1	P2	P3	P4	P5	
Residing in housing (High population density)	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	
Residing in housing (Medium population density)	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	
Residing in housing (Low population density)	-	-	-	-	-	-	-	-			-	-	-	-	-	-	-	-	
Residing in traditional settlement	-	-	-	-	-	-	-	-	-			-	-	-	-	-	-	-	
Commercial & business	-	-	-	-	-	-	-	²		-	-	-	-	-	-	-	-	-	
Manufacturing production industry	-	-	-	-	-	-	-	⁴		-	-	-	-	-	-	-	-	-	
Agricultural cultivation	-	⁴	¹¹	-	¹⁵	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture with irrigation	-	⁹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agro industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farm plantation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fishing industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Production forest processing, maintenance	-	⁵	¹²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
R&D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tourism	-	-	⁷	-	¹⁶	²⁰	-	-	-	-	-	-	-	-	-	-	-	-	
Sports and recreation	-	¹⁰	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Higher education service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Medical care service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Socio-cultural activity	-	-	-	-	-	-	-	²⁵	-	-	-	-	-	-	-	-	-	-	
Transportation & logistics	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Governmental/public service	-	⁵	-	¹³	-	-	-	-	-	-	-	-	-	-	-	-	³	³	
National/coastal security service	-	-	-	-	⁴	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nature conservation/protection	-	-	-	⁸	-	¹⁵	¹⁵	-	-	-	-	-	-	-	-	-	-	-	
Others	-	-	-	-	-	¹⁷	-	-	-	-	-	-	-	-	-	-	-	-	
KWT (total built area/total block area)								80%	70%	65%	50%								
KZB (total building footprint/total zone area)												10%							

I Permitted activity : Forbidden activity

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Note:

- /1 Manufacturing industry is permissible, however polluting manufacturing industry is forbidden.
- /2 Regional scale commercial/business are permissible.
- /3 Waste water treatment facility and any activity which cause water pollution are not permitted.
- /4 Planting activity for soil structure strengthening
- /5 Waste disposal is not permitted.
- /6 Funeral activity is admitted.
- /7 Limited tourism for research and education is permissible.
- /8 Vegetation planting and release of wildlife are prohibited
- /9 Agricultural cultivation for soil structure strengthening is permissible.
- /10 Recreation on beach, river, lake and reservoir bank, and sports in city green open space are permitted.
- /11 Traditional cultivation and traditional hunting are permissible.
- /12 Traditional utilization of non-timber forest product is permissible.
- /13 construction of levee, drainage, water gate, etc. can be done.
- /14 Coastal security building is permissible.
- /15 Planting of coastal vegetation is permissible.
- /16 Tourism activity and agricultural activity with type of plans that would not reduce land structure force is permissible.
- /17 Any activities which pollute spring would not permissible.
- /18 Hunting tourism for targeting species is permissible.
- /19 Conservation activity for fish population and coastal ecosystem is permissible.
- /20 Tourism, research and education on limited zone is permissible
- /26 Conditional activities can be permitted in case activities caused no disturbance to function of each zone.
- /27 For more detail, refer to Presidential Regulation No. 55 of 2011

L1 consists Conservation forest and Water absorption area.

L2 consists Seashore, River side, Lake/reservoir shore and City green open space.

L3 consists Wildlife sanctuary, National park, Mangrove forest, and cultural and science preservation area

L4 consists land slide prone area and flood prone area.

L5 consists geological disaster-prone area and groundwater conservation area.

L6 consists hunting park and conservation area in coastal region and small island.

B1: Highly-dense residential area

B2: Medium-dense residential area

B3: Low-dense residential area

B4: Low-dense residential area with agricultural land

B5: Low-dense residential area with technical irrigated agricultural land

B6: Production forest

B7: Traditional fisherman settlement, fishing area

P1: Coastal waters facing L2

P2: Coastal waters facing L2 against flood disaster

P3: Coastal waters facing B3

P4: Coastal waters facing B4 and B5

P5: Coastal waters facing L1 and B7

3. Guidance for building use control by land use zoning category





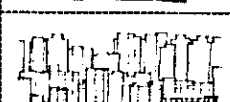




Land use zoning is an efficient method to realize land use plan. To designate land use zoning category, it is important to understand existing land use because once land use zoning is designated in accordance with land use zoning category as shown in Table 2, types of building/ facility use are controlled by matrix table of land use zoning categories and building use control (Table 3) in the Mamminasata Metropolitan Area.

A. Description of Zoning Categories





Table 2: Description of land use zoning category

No	Zone category	Definition
Conservation area	1 Protected forest zone	<u>Zone Functions:</u> Preserving and effecting maintenance of protected forests' functions and preventing forest damages Improvement of protected forests' functions toward soil, water, climate, flora & fauna.
	2 Conservation area supporting protected area	<u>Zone Functions:</u> Recharge of water resource aquifer by rainwater
	3 Local protected zone	<u>Zone Functions:</u> Conservation area for protection of coast, river, lake, dam and water spring
	4 Green open space zone	<u>Zone Functions:</u> Green open spaces protected from various development activities, functioning as environmental conservation area
	5 Natural & cultural preserve zone	<u>Zone Functions:</u> Conservation area for preserve of fauna/flora/ecosystem and cultural-historical diversities
	6 Natural disaster prone zone	<u>Zone Functions:</u> Conservation area to prevent disaster of land slide, flood, eruption and earthquake

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No	Zone category	Definition	Image
Residential	1	Very low density residential area <u>Zone Functions:</u> Zone with planning area of density between 0-10 housing units/hectare	
	2	Low density residential area <u>Zone Functions:</u> Zone with planning area of density between 10-40 housing units/hectare	
	3	Medium density residential area <u>Zone Functions:</u> Zone with planning area of density between 40-100 housing units/hectare	
	4	High density residential area <u>Zone Functions:</u> Zone with planning area of density between 100-1000 housing units/hectare	
	5	Very high density residential area <u>Zone Functions:</u> Zone with planning area of density equalling or exceeding 1000 housing units/hectare	
Commercial/Service	6	Commerce and service zone (single) <u>Zone Functions:</u> development of cluster of commerce, and/or service activities, workplace activities, business activities entertainment and recreational activities of regional scale; in single form – horizontal or vertical configuration <u>Notes:</u> Not adjacent to residential areas	
	7	Commerce and service zone (row) <u>Zone Functions:</u> development of cluster of commerce and/or service activities, workplace activities, business activities, entertainment and recreational activities of regional scale; in row form <u>Notes:</u> Part of residential area; may be located adjacent to residential areas	
Office	8	Office zone (government) <u>Zone Functions:</u> Governor's office, city hall, district offices, governmental agencies, military and police facilities <u>Notes:</u> Minimum access road class: collector road Not adjacent to residential areas	
	9	Office zone (private) <u>Zone Functions:</u> development of private office activities, service activities, workplace activities and their attendant facilities; developed in detached/single building form in horizontal or vertical configuration <u>Notes:</u> Located in neighborhood with high density, medium density, and low density population Minimum access road class: collector road Not adjacent to residential areas	

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN
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No	Zone category	Definition	Image
Industrial	10 Basic chemical industries	<u>Zone Functions:</u> Processing raw materials into basic materials, engaging in chemical processing that results in basic chemical products, such as sulfuric acid and ammonia, such as paper industry, cement industry, pharmaceuticals, fertilizers, glassworks industries, etc <u>Notes:</u> developed in low density areas not adjacent to residential zones.	
	11 Basic machinery and metalwork industries	<u>Zone Functions:</u> Processing metals and base products into basic materials and semi-processed materials; such as electricity equipments, machineries, rebar concrete, steel pipes, motor vehicles, aeroplanes, etc. <u>Notes:</u> Not located in or adjacent to residential areas Factors in proper industrial waste management;	
	12 Small industries	<u>Zone Functions:</u> small-scale capital, small amount of workers, utilizing basic and simple equipments. Typically individual or household-based industries, such as bakeries, kerosene stove manufacture/repair shops, snacks, cooking oil distribution, etc <u>Notes:</u> May be placed in residential zones, as long as neighborhood compatibility is not compromised Factors in proper industrial waste management; Located in rows/plots of buildings	
	13 Mixed industries	<u>Zone Functions:</u> Industries that produce a variety of consumer goods, classified into four types: 1. Various food products 2. Various non-food primary needs 3. Various chemical and fibre goods: 4. Various building materials: <u>Notes:</u> Located in low to medium density population neighborhoods	
Public Service	14 Education	<u>Zone Functions:</u> educational facilities (elementary to higher education); whether formal or informal in nature. May be in horizontal or vertical configurations. <u>Notes:</u> Higher educational facilities located in high-density population area must be serviced by at least a collector road; it is to be developed vertically, and placed not on or adjacent to residential areas	
	15 Transportation	<u>Zone Functions:</u> transportation functions, supporting transportation system development policies manifested in spatial plan that encompasses land-based, aerial, and waterborn transportations. <u>Notes:</u> Not adjacent to residential zones.	
	16 Healthcare	<u>Zone Functions:</u> Development of healthcare facilities with the hierarchy and scale of service proportionate to its serviced population base; in vertical or horizontal configurations <u>Notes:</u> Healthcare facilities developed in a separate zone are HC facilities servicing subdistrict-scale or above; such as maternity hospitals, laboratories, subdistrict-level public healthcare center, Type C Auxiliary Hospital, Type B Area Hospital, and Type A Healthcare facilities.	

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No	Zone category	Definition	Image
Miscellaneous	17	<p>Sports</p> <p><u>Zone Functions:</u> developed for the purpose of housing sports facilities (open air and indoor) in accordance with their service scope and service scale, proportionate to serviced population.</p> <p><u>Notes:</u> Sports facilities developed in a separate zone are sports facilities servicing subdistrict-scale or above; such as sports buildings, swimming pools, sports arenas, mini stadiums</p> <p>Sports facilities catering to scales below subdistrict levels are not developed in a separate zone, but rather an integral part of residential areas (as part of that residential area's facilities) and shall be regulated in detail under zoning regulation</p> <p>Sports facilities catering to subdistrict scale or higher require at least collector roads as their minimum access roads.</p>	
	18	<p>Socio-cultural</p> <p><u>Zone Functions:</u> socio-cultural facilities in accordance with their service hierarchy and service scale, proportionate to an administrative area's serviced population; developed in horizontal or vertical configurations</p> <p><u>Notes:</u> socio-cultural facilities developed in a separate zone are the ones servicing subdistrict level or above; this includes community halls, multipurpose buildings, work training facilities, social agencies, meeting halls, etc regulated under zoning regulation</p> <p>socio-cultural facilities servicing levels lower than subdistrict level are not grouped in a separate zone, but rather are integral parts of residential areas, and are regulated under zoning regulation</p>	
	19	<p>Religious</p> <p><u>Zone Functions:</u> religious facilities in accordance with their service hierarchy and service scale, proportionate to an administrative area's serviced population</p> <p><u>Notes:</u> Religious facilities developed in a separate zone are the ones servicing subdistrict level or above</p> <p>religious facilities servicing levels lower than subdistrict level are not grouped in a separate zone, but rather are integral parts of residential areas, and are regulated under zoning regulation</p>	
	20	<p>Agriculture</p> <p><u>Zone Functions:</u> activities related to cultivation of certain agroproduct, or the feeding, keeping, and and caring of animals for personal or commercial uses</p> <p><u>Notes:</u> Wet fields irrigated using water from technical irrigation ducts may not be converted into other land uses.</p>	
	21	<p>Mining</p> <p><u>Zone Functions:</u> mining activities for areas with existing or planned mining activities; includes T type A, B, and C Minerals</p> <p><u>Notes:</u> Spaces technically utilized for concentration of mining activities and do not have deleterious effect on environmental functions</p>	
	22	<p>Tourism</p> <p><u>Zone Functions:</u> natural, man-made, and cultural tourism activities</p>	

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No	Zone category	Definition	Image
Special	23	<p>Military</p> <p><u>Zone Functions:</u> defense and security-related activities and developments such as military offices and installations, including maneuvering and proving grounds of national level</p> <p><u>Notes:</u> not adjacent to residential and commercial zones</p>	
	24	<p>Final solid waste disposal site (TPA)</p> <p><u>Zone Functions:</u> as final stage solid waste landfill</p> <p><u>Notes:</u> Not adjacent to residential zones, commercial zones, and other zones with the exception of industrial zones (additional conditions applicable)</p>	
	25	<p>Waste water processing installation (IPAL)</p> <p><u>Zone Functions:</u> Collection site for treatment to avoid polluting residential and industrial milieus</p> <p><u>Notes:</u> Not adjacent to residential and industrial zones</p>	

Source: JICA Expert Team Proposal

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN
MAMMINASATA URBAN AREA**

B. Building use control based on land use zoning category

Table 3: Guidance for building use control by land use zoning category of DSP

Building/Facility	CONSERVATION ZONES		DEVELOPMENT ZONES				
	Various Conservation Zones (HL, PB, PS, SC, RB)	Green Open Space	Very High Density	High Density	Medium Density	Low Density	Very Low Density
A Residential							
Detached semi-detached house							
Townhouse							
Med/High-rise apartment							
Shop houses						B-1 X	B-1 X
Office houses							
Other residential facility							
B Commercial							
Small shop store							X
Traditional markets							
Market							
Wholesale market							
Supermarket							
Mail plaza			B-5 X	B-5 X			
Restaurant							X
Hotel			B-7	B-7	B-7		
Other accommodation			B-7	B-7	B-7		
Other commercial			B-8	B-8	B-8		
C Services							
Financial institution			B-10	B-10			
Communication service			B-10	B-10			
Vehicle repair (repair shop)							
SPBU (Gasoline Station)							
Small business office (small business)							
Travel service office			B-11	B-11			
Other service office			B-11	B-11			
D Entertainment/Recreation							
Amusement park							
Sport arena/business		B-13 X	B-13	B-13			
Theater/cinema		B-13 X	B-13	B-13			
Museums/cultural centers		B-13 X	B-13	B-13			
Other entertainment/recreation		B-13 X	B-13	B-13			
E Education Facilities							
Child care facilities							
Pre-school							
School (Primary/Secondary)							
University/college	B-14 X	B-14 X					
Youth center							
Other school							
F Health Facilities							
Clinic							
Hospital							
Health center							
Health post							
Other health facility							
G Religious and Community Centers							
Prayer house (smaller than mosque)							
Mosque							
Community center							
Multipurpose center							
City sub-center			B-16	B-16	B-16	B-16	B-16
Social/communal center							
Other worship							
H Industry etc.							
Factory							
Warehouse							
House workshop			B-19	B-19	B-19 X	B-19 X	B-19 X
Cargo distribution/logistic terminal							
Animal breeding facility							
Mining site							
I Public Services							
Park, square, green open space							
Water plant/solid waste disposal site							
Government office							
Fire station/police station							
Bus terminal							
Airport/Seaport							
Cemetery							
Security and defense facility		B-20 X					
Prison							
Other public service							
J Agriculture							
Rice fields (technic irrigation)						B-54	B-54
Rice fields (rain-fed)							
Plantation Estates							
Gardens						B-54	B-54
Green Houses						B-54	B-54
Aquacultures							
Irrigation infrastructures							
Other farm facilities						B-54	B-54

- Legends**
- I Permitted
 - B Permitted with conditions
 - X Permitted with quantitative control
 - Not Permitted

- Notes**
- B-1 a limited number of small-scale shop houses serving as local bodega or corner stores for local residents may be allowed
 - B-5 malls built within residential buildings may be allowed
 - B-7 small scale hotels may be allowed
 - B-8 small-scale, miscellaneous commercial buildings may be allowed
 - B-10 bank, cooperative, credit union, postal office branches as well as ATM booths may be allowed
 - B-11 small scale facilities may be allowed
 - B-13 limited number of small-scale sports, cultural, amusement and recreational facilities serving residents and/or integrated into residential parks may be allowed
 - B-14 Conservation area may accommodate academic research efforts as long as maintenance of zone functions are preserved
 - B-16 may be allowed if residents lack access to, or if land is not available at Public Service Facilities Zone
 - B-19 household, small and micro-enterprises may be allowed as long as residential functions and qualities are not compromised
 - B-20 armed forces training facilities and infantry maneuvering grounds may be allowed
 - B-54 rain-fed rice fields, gardens, green houses and other facilities are allowed if in small scale

* This column contains amalgamation of several conservation subzones: HL (Protected Forest), PB (Protection toward Derivative Areas), PS (Local Protection), SC (Natural and Cultural Preserves), RB (Disaster Risk)

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Building/Facility	DEVELOPMENT ZONES							
	B Commerce & Service		C Office Activities		N Industries			
	Single	Row	Government	Private Entities	Basic/General Industries, Retail, Wholesale & Maintenance Industries	Small scale Industries	Mixed Industries	
A Housing								
Detached/separated house	B2	B2	B3	B3	B3	B3	B3	
Townhouse			B3	B3	B3	B3	B3	
Mid-high rise apartment								
Shop-house								
Office-houses				B4				
Other residential facility								
B Commercial								
Small shop store			B6	B6				
Traditional markets			B6	B6				
Market			B6	B6				
Wholesale market								
Supermarket								
Mall plaza								
Restaurant								
Hotel						B9	B9	
Other accommodation						B9	B9	
Other commercial						B9	B9	
C Service								
Financial institution								
Communication service								
Vehicle repair (repair shop)								
SPBU (Gasoline Station)					B12			
Small business office (house business)								
Travel service office								
Other service office								
D Entertainment/Recreation								
Amusement park								
Sport arena business								
Theater cinema								
Museums cultural centers								
Other entertainment/recreation								
E Education Facilities								
Child care facilities								
Pre-school								
School (Primary Secondary)								
University college								
Youth center								
Other school								
F Health Facility								
Clinic					B15			
Hospital						B15	B15	
Health center						B15	B15	
Health post						B15	B15	
Other health facility					B15	B15	B15	
G Worship and Supporting Facility								
Prayer house (smaller than mosque)					B17	B17	B17	
Mosque					B17	B17	B17	
Community center								
Multi-purpose center								
City sub-center								
Social communal center								
Other worship								
H Factory, etc.								
Factory			B18					
Warehouse								
House workshop								
Cargo distribution/logistic terminal								
Animal breeding facility								
Mining site								
I Public service								
Park square green open space								
Water plant solid waste disposal site								
Government office								
Fire station police station								
Bus terminal								
Airport Seaport						B21	B21	
Cemetery								
Security and defense facility								
Prison								
Other public service								
J Agriculture								
Rice fields (technical irrigation)								
Rice fields (rain-fed)						B54	B54	
Plantation Estates								
Gardens						B54	B54	
Green Houses						B54	B54	
Aquacultures								
Irrigation infrastructures								
Other farm facilities						B54	B54	

Legends
 Allowed
 Permitted with conditions
 Permitted with quantitative control
 Not Permitted

- B2** reconstruction/renovation of houses that existed prior to establishment of area as Commerce & Service Zone may be allowed
- B3** houses/townhouses that function as company/industry/governmental mess/dormitory may be allowed
- B4** a limited number office-houses serving as accommodation or providing support services to other businesses may be allowed
- B6** shops and markets providing support products and services to other businesses may be allowed
- B9** medium scale hotels may be allowed
- B12** small scale facilities providing support services to industrial activities may be allowed
- B15** small scale healthcare facilities specializing in treating work hazard injuries and industry-related traumas are allowed
- B17** may be allowed if sufficient number of workers lack access to off-site religious facilities
- B18** may be allowed for mixed industries, as long as residential functions and qualities are not compromised
- B21** cargo and service airports and seaports may be allowed to support industrial activities
- B54** rain-fed rice fields gardens green houses and other facilities are allowed if in small scale

MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA URBAN AREA

Building/Facility	DEVELOPMENT ZONES					
	Education	Transportation	Healthcare	Sports	Socio-Cultural	Religious
A. Housing						
Detached/semi-detached house	B/22	B/23	B/23	B/23	B/23	B/23
Townhouse	B/22	B/23	B/23	B/23	B/23	B/23
Med/High-rise apartment	-	-	-	-	-	-
Shop-house	-	-	-	-	-	-
Office-houses	-	-	-	-	-	-
Other residential facility	-	-	-	-	-	-
B. Commercial						
Small shop/store	B/25	B/25	B/25	B/25	B/25	B/25
Traditional markets	-	-	-	-	-	-
Market	-	-	-	-	-	-
Wholesale market	-	-	-	-	-	-
Supermarket	-	-	-	-	-	-
Mall plaza	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-
Hotel	-	-	-	-	-	-
Other accommodation	-	-	-	-	-	-
Other commercial	-	-	-	-	-	-
C. Services						
Branch of Institution	B/28	B/28	B/28	B/28	B/28	B/28
Communication service	B/29	B/29	B/29	B/29	B/29	B/29
Vehicle repair (repair shop)	-	-	-	-	-	-
SPBU (Gasoline Station)	-	-	-	-	-	-
Small business office (house business)	-	-	-	-	-	-
Travel service office	-	-	-	-	-	-
Other service office	-	-	-	-	-	-
D. Entertainment/Recreation						
Amusement park	-	-	-	-	-	-
Sport arena/business	B/33	-	-	-	-	-
Theater/cinema	B/33	-	-	-	-	-
Museums/cultural centers	B/34	-	-	-	-	-
Other entertainment/recreation	-	-	-	-	-	-
E. Education Facilities						
Child care facilities	-	-	-	-	-	-
Pre-school	-	-	B/36	-	-	-
School (Primary/Secondary)	-	-	B/36	-	-	-
University/college	-	-	-	B/37	B/37	-
Youth center	-	-	-	B/40	-	-
Other school	-	-	-	-	-	-
F. Health Facilities						
Clinic	-	-	-	-	-	-
Hospital	B/41	B/41	-	B/42	-	-
Health center	-	-	-	B/42	-	-
Health post	-	-	-	B/42	-	-
Other health facility	-	-	-	B/42	-	-
G. Religious and Spiritual Facilities						
Prayer house (smaller than mosque)	-	-	-	-	-	-
Mosque	-	-	-	-	-	-
Community center	-	-	-	-	-	-
Multi-purpose center	-	-	-	-	-	-
City sub-center	-	-	-	-	-	-
Social/communal center	-	-	-	-	-	-
Other worship	-	-	-	-	-	-
H. Industrial Sites						
Factory	-	B/44	-	-	-	-
Warehouse	-	B/44	-	-	-	-
House workshop	-	B/44	-	-	-	-
Cargo distribution/logistic terminal	-	-	-	-	-	-
Animal breeding facility	-	-	-	-	-	-
Mining site	-	-	-	-	-	-
I. Public Services						
Park square/green open space	-	-	-	-	-	-
Water plant/solid waste disposal site	-	-	-	-	-	-
Government office	-	-	-	-	-	-
Fire station/police station	-	-	-	-	-	-
Bus terminal	B/49	-	-	-	-	-
Airport/Seaport	-	-	-	-	-	-
Cemetery	-	-	-	-	-	-
Security and defense facility	B/53	-	-	-	-	-
Prison	-	-	-	-	-	-
Other public service	-	-	-	-	-	-
J. Agriculture						
Rice fields (technical irrigation)	-	-	-	-	-	-
Rice fields (rain-fed)	B/55	B/54	B/55	B/55	B/55	B/55
Plantation Estates	-	B/56	-	-	-	-
Gardens	B/55	B/54	B/55	B/55	B/55	B/55
Green Houses	B/55	B/54	B/55	B/55	B/55	B/55
Aquacultures	-	B/56	-	-	-	-
Irrigation infrastructures	B/55	B/54	B/55	B/55	B/55	B/55
Other farm facilities	B/55	B/54	B/55	B/55	B/55	B/55

Legends

T	Permitted
B	Permitted with conditions
-	Not Permitted

B/23 staffworkers' housing for transportation healthcare sports socio-cultural religious agriculture mining tourism and military-related activities may be allowed

B/25 shops and offices providing products and services that support agriculture mining activities may be allowed

B/28 bank cooperative credit union postal office branches as well as ATM booths may be allowed

B/29 telecom & internet cafes serving staffworkers/business needs may be allowed

B/33 school gymnasiums track courses sports fields swimming pools etc as well as small scale entertainment facilities for university students may be allowed

B/34 museums and cultural centers may be utilized by multiple school and university students

B/36 small-scale facilities may be allowed

B/37 small-scale facilities especially healthcare and socio-cultural studies may be allowed

B/40 youth centers with sports activities may be allowed

B/41 small hospitals serving school staff and students as well as travelers and commuters may be allowed

B/42 healthcare facilities serving athletes may be allowed

B/44 facilities supported by as well as supporting transportation activities may be allowed

B/49 bus termini are allowed for college towns or isolated campus grounds

B/53 military academies and training facilities are allowed

B/55 if education/healthcare/sports/socio-cultural/religious/tourism/military zones has developed undensely small scale facilities are allowed

B/56 agricultural facilities are allowed in small scale if functioning as buffers around airports and seaports

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Building/Facility	DEVELOPMENT ZONES				
	VI. Miscellaneous			VI. Special Purpose	
	Agriculture	Mining	Tourism	Military	Solid Waste Management & Fresh Water Management
A. Housing					
Detached semi-detached house	B-23	B-23	B-23	B-23	-
Townhouse	B-23	B-23	B-23	B-23	-
Med-high-rise apartment	-	-	-	B-23	-
Shop-house	B-24	B-24	B-24	B-24	-
Office houses	B-24	B-24	B-24	B-24	-
Other residential facility	-	-	-	-	-
B. Commercial					
Small shop store	B-25	B-25	-	B-27	-
Traditional markets	-	B-28	-	-	-
Market	-	-	-	-	-
Wholesale market	-	-	-	-	-
Supermarket	-	-	-	-	-
Mail plaza	-	-	-	-	-
Restaurant	-	-	-	-	-
Hotel	-	-	-	-	-
Other accommodation	-	-	-	-	-
Other commercial	-	-	-	-	-
C. Service					
Financial institution	B-28	B-28	B-28	B-28	-
Communication service	B-29	B-29	B-29	B-29	-
Vehicle repair (repair shop)	B-30	B-30	B-30	B-30	-
SPBU (Gasoline Station)	B-31	B-31	B-31	B-31	-
Small business office (house business)	B-32	B-32	B-32	B-32	-
Travel service office	-	-	-	-	-
Other service office	-	-	-	-	-
D. Entertainment/Recreation					
Amusement park	-	-	-	-	-
Sport arena business	-	-	-	B-35	-
Theater/cinema	-	-	-	-	-
Museums/cultural centers	-	-	-	-	-
Other entertainment/recreation	-	-	-	B-35	-
E. Education Facilities					
Check are facilities	-	-	B-38	B-39	-
Pre school	-	-	B-38	B-39	-
School (Primary/Secondary)	-	-	B-38	B-39	-
University/college	-	-	-	B-39	-
Youth center	-	-	B-38	B-39	-
Other school	-	-	B-38	B-39	-
F. Health Facility					
Clinic	-	-	-	-	-
Hospital	-	-	-	-	-
Health center	-	-	-	-	-
Health post	-	-	-	-	-
Other health facility	B-43	B-43	-	-	-
G. Worship and Supporting Facility					
Prayer house (smaller than mosque)	-	-	-	-	-
Mosque	-	-	-	-	-
Community center	-	-	-	-	-
Multi-purpose center	-	-	-	-	-
City sub center	-	-	-	-	-
Social/communal center	-	-	-	-	-
Other worship	-	-	-	-	-
H. Factory, etc.					
Factory	B-45	B-45	-	-	B-47
Warehouse	B-45	B-45	-	-	B-47
House workshop	B-46	B-46	-	-	-
Cargo distribution/tyre terminal	-	-	-	-	-
Animal breeding facility	-	-	-	-	-
Mining site	-	-	-	-	-
I. Public service					
Park square green open space	-	-	-	-	-
Water plant/solid waste disposal site	B-48	B-48	B-48	-	-
Government office	-	-	-	-	-
Fire station/polic station	-	-	-	-	-
Bus terminal	-	-	B-50	B-51	-
Airport/Seaport	-	-	B-50	B-51	-
Cemetery	-	-	-	B-52	-
Security and defense facility	-	-	-	-	-
Prison	-	-	-	-	-
Other public service	-	-	-	-	-
J. Agriculture					
Rice fields (technical irrigation)	-	-	-	-	-
Rice fields (rain-fed)	-	-	B-55	B-55	-
Plantation Estates	-	-	-	-	-
Gardens	-	-	B-55	B-55	-
Green Houses	-	-	B-55	B-55	-
Aquacultures	-	-	-	-	-
Irrigation Infrastructures	-	-	B-55	B-55	-
Other farm facilities	-	-	B-55	B-55	-

* This column contains amalgamation of two sub-zones: Solid Waste Management and Waste Water Management

Legends

1	Permitted
2	Permitted with conditions
3	Permitted with special case approval
-	Not Permitted

- B-23** staff workers' housing for transportation, healthcare, sports, socio-cultural, religious, agriculture, mining, tourism, and military-related activities may be allowed
- B-24** shops and offices providing products and services that support agriculture, mining, tourism, and military-related activities may be allowed
- B-25** shops and offices providing products and services that support agriculture, mining activities may be allowed
- B-28** small-scale traditional markets serving local residents and workers may be allowed
- B-27** shops and offices providing products and services that support military-related activities may be allowed
- B-28** bank, cooperative, credit union, postal office branches as well as ATM booths may be allowed
- B-29** telecom & internet cafes serving staff workers/business needs may be allowed
- B-30** vehicle repair shops serving agriculture, mining, tourism, military, and waste management-related activities may be allowed
- B-31** gas stations serving agriculture, mining, tourism, military, and waste management-related activities
- B-32** various businesses supporting agro, mining, tourism and military-related activities may be allowed
- B-35** entertainment facilities for use by troops housed in barracks and military bases may be allowed
- B-38** small scale facilities serving residents of workers' and staff housing may be allowed
- B-39** internal facilities serving residents of military bases may be allowed
- B-43** healthcare facilities serving miners and farm workers may be allowed
- B-45** relevant facilities may be allowed
- B-46** relevant facilities may be allowed
- B-47** relevant facilities may be allowed
- B-48** internal or communal facilities may be needed to process solid waste and effluent generated by mining and farming activities
- B-50** bus terminal and airports and seaports are allowed if needed to support tourism
- B-51** bus terminal and airports and seaports are allowed if needed to support military needs
- B-52** servicemen's cemeteries are allowed
- B-55** if education/healthcare/sports/socio-cultural/religious/tourism/military zones has developed densely, small scale facilities are allowed

4. Stipulations of spatial utilization intensities (spatial envelope) by land use zoning category

Government Regulation no. 15/2010 on Implementation of Spatial Management defines spatial utilization intensity stipulation, which is a component of zoning regulation stipulations, as composed of at least the following:

1. Maximum Building Coverage Ratio (BCR)
2. Maximum Floor Area Ratio (FAR)
3. Maximum Building Height (storeys)
4. Minimum Green Area Ratio

The spatial utilization intensity stipulations (also known as spatial envelope) is mandatory for all manners of urban spatial utilization activities within Mamminasata Metropolitan Area, and should be treated as the minimum requirements.

The following building code which is prepared based on land use zoning categories and green ratio as required shall be applied to urban development in the Mamminasata Metropolitan Area as minimum requirements. Building code shall be shown by BCR (Building Coverage Ratio), FAR (Floor Area Ratio) and limited floor number, with flexibility to correspond to land use zones.

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Table 4: Menu of spatial utilization envelope by land use zoning category

Zone category	Menu for Building Code		
	BCR max (%)	No of Floor max	FAR max (%)
Very High Density Residential Zone	30, 40, 50, 60	10, 20, 30, 40	300, 400, 500, 600, 800, 1000, 1200, 1500, 2000, 3000
High Density Residential Zone	30, 40, 50	10, 20, 30, 40	300, 400, 500, 600, 800, 1000, 1200, 1500, 2000
Medium Density Residential Zone	30, 40, 50, 60, 70	4, 5, 6, 8	100, 200, 300, 400, 500
Low Density Residential Zone	30, 40, 50, 60, 70	2, 3	50, 80, 100, 150, 200
Very Low Density Residential Zone	30, 40, 50, 60, 70	1, 2	50, 80, 100, 150
Commerce & Service (Single)	60, 80	2, 3, 4, 5, 8	80, 100, 150, 200, 300, 400, 500, 500
Commerce & Service (Row)	80	4, 5, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1500, 2000, 3000
Offices (Government)	80	4, 5, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1500, 2000, 3000
Offices (Private)	80	4, 5, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1500, 2000, 3000
Basic Chemical Industries	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 400
Basic Machinery & Metalwork Industries	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 400
Small-scale Industries	50, 60, 70, 80	2, 3, 4	100, 150, 200, 300, 400
Mixed Industries	50, 60, 70, 80	2, 3, 4	100, 150, 200, 300, 400
Education	30, 40	2, 3, 5, 10, 20	60, 100, 200, 400, 800
Transportation	30, 40	2, 3, 5, 10	60, 100, 200, 400
Healthcare	30, 40	2, 3, 5, 10, 20	60, 100, 200, 400, 800
Sports	30, 40	2, 3, 5, 10	60, 100, 200, 400
Socio-Cultural	30, 40	2, 3, 5, 10	60, 100, 200, 400
Religious	30, 40	2, 3, 5, 10	60, 100, 200, 400
Agriculture	30, 40, 50, 60, 70	1, 2	50, 80, 100, 150
Mining	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300
Tourism	30, 40	2, 3, 5, 10	60, 100, 200, 400
Military	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300
Solid Waste Management	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300
Waste Water Management	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300
Green Open Space Zone	-	-	-

Source: DSP Guideline (Draft)

green ration=100%-(BCR+20%BCR)

BCR (%)	Green (%)
30	65
40	50
50	40
60	30
70	20
80	10

Note:

FAR upper limit should be checked to control traffic generation volume from the building plots.

Following theoretical restriction is recommendable to be applied.

FAR theo-maximum=width of front road (m) x 40% (residential zone) or 60% (other area) in case of 12m less width road.

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Guidance for Spatial Utilization Envelope by Land Use Zoning Category shows BCR (Building Coverage Ratio), FAR (Floor Area Ratio), and number of floors for each land use categories.

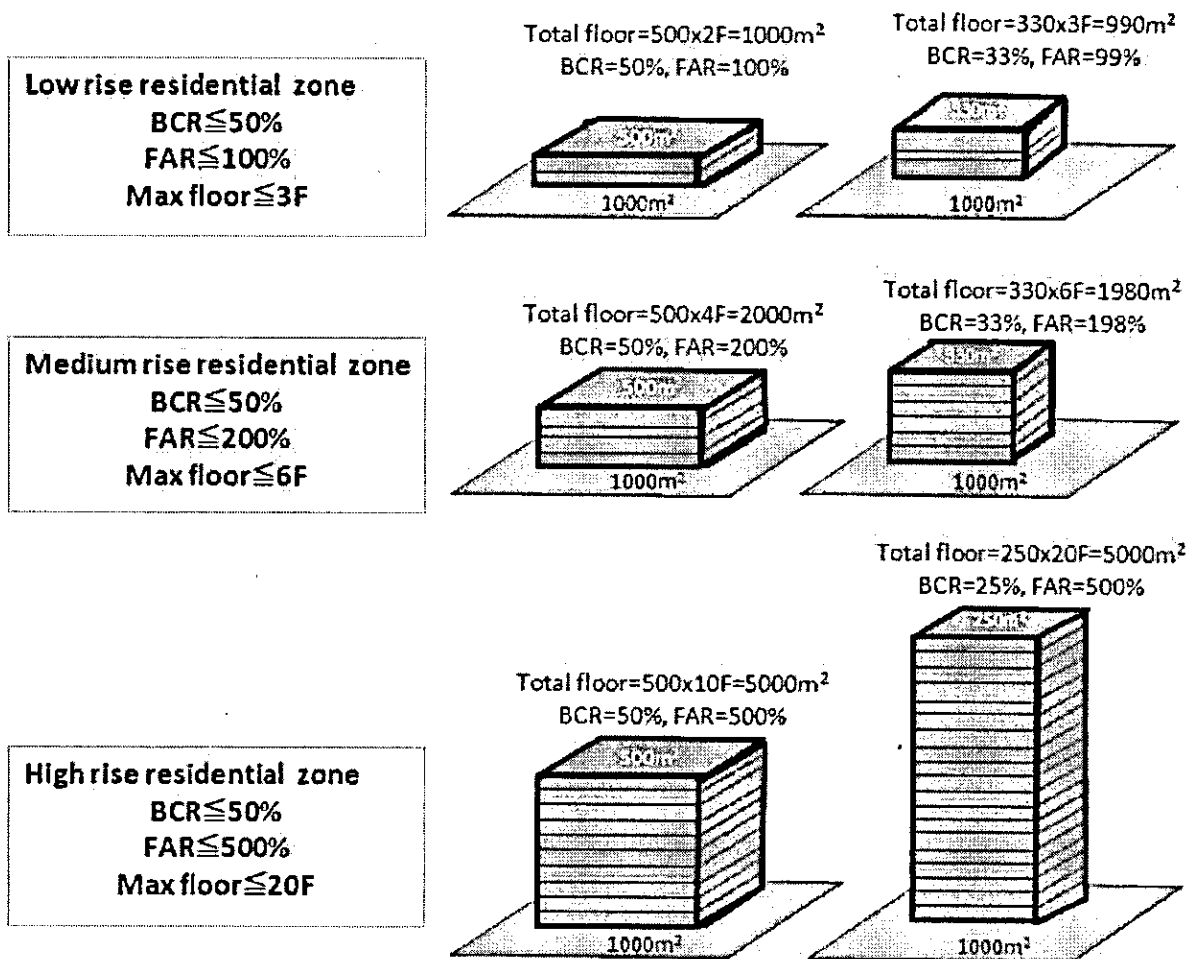


Figure 3: Building regulations through FAR, BCR and floor number limit

PART III: SPATIAL UTILIZATION PERMISSION SYSTEM

1. Spatial utilization permit mechanism

1) Spatial utilization permission system

Spatial utilization permission system consists of: 1) principle permit, 2) location permit, and 3) land use permit. 4) building construction permit is also necessary for building construction .

Table 5: Necessary permits for a spatial utilization project

Types of Permit	Description	Detail and responsible organizations
Principle permit (PP)	PP is the consideration on land utilization based on technical, political and socio-cultural aspects. PP is the basic permit prerequisite for other kind of permits. PP will be issued by Provincial Government or District/City government according to their authorities, in case the development is compatible with General Spatial Plan (GSP) for Province, District/City. PP is necessary for Location Permit proposal.	<ul style="list-style-type: none"> • PP for district/city scale is issued by respective districts/cities. • For large-scale, national/provincial strategic, and inter-regional spatial utilization, the PP in form of 'technical recommendation' shall be issued by province. • Application for PP in form of technical recommendation shall be sent to Provincial Dinas Spatial Planning by district/city government. • The PP shall be issued by Provincial Dinas Spatial Planning and Settlements with comments after UPTD Mamminasata and secretariat staffs of MMDCB review the application • Dinas of Spatial Planning and Settlement of South Sulawesi Province, (c.q. UPTD Mamminasata) shall follow up on subsequent permit procedure to confirm comments are integrated in the permit process.
Location permit (LP)	LP is the prerequisite for development land acquisition. National land agency will issue the location map after the approval of LP by regency/city. LP will be approved in case the development is compatible with General Spatial Plan (GSP) of City/District. PP is prerequisite for LP issuance.	<ul style="list-style-type: none"> • LP consists of two components, i.e. location map issued by BPN and Official Statement Letter issued by regent/mayor. • Process of LP issuance is stipulated by related regulations in the respective districts / cities.
Land utilization permit (LUP)	LUP is the permit for land utilization approval. PP and LP is prerequisite for LUP issuance. LUP is only required for large scale development.	<ul style="list-style-type: none"> • LUP is issued by Dinas PU/Spatial Planning in district/city or other government institution determined by regent/mayor. • Process of LUP issuance is stipulated in the related regulations of respective districts/

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Types of Permit	Description	Detail and responsible organizations
Building construction permit (BCP)	BCP is necessary for the building construction. BCP will be approved in case the development is compatible with Zoning Regulation of DSP regulated by District/City. PP and LP are prerequisite for BCP of housing development.	cities. <ul style="list-style-type: none"> • BCP is issued by Dinas PU/Spatial Plan in district/city or other government institution determined by regent/mayor. • Process of BCP issuance is stipulated in the related regulations of respective districts/cities

Source: Compiled based on Regional Regulation no. 4/2008 on Implementation of Permits by Provincial Government of South Sulawesi

2) Developments obligated to obtain principle permit from provincial government⁵

For the purpose of the well coordinated development of MMA, the provincial government will play a role in the permit issuance in case of following development;

- 1) Large land development aiming at land use change (1 ha for non-agricultural land use)
- 2) Large land development aiming at land use change (25 ha more for agricultural land use),
- 3) Inter-regional Land development, even if size is less than 1),
- 4) Land development, of which the site is located along National Road and Provincial Road, even if size is less than 1).
- 5) Land developments, which compose part of Priority Projects as identified in Presidential Regulation on Mamminasata Spatial Plan.

Note:

/1 A series of developments done by same applicant in the adjoining area of applied site should be considered as one development, as long as it's compatible with Zoning Regulation.⁶

/2 Land development areas cited above are categorized as the strategic area regulated by PMNA No.2/1999.

Table 6: Matrix of provincial government involvement in the issuance of principle permit

Location/development characteristics	Non-agricultural		Agricultural	
	Less than 1 ha	1 ha or larger	Less than 25 ha	25 ha or larger
Common land				
Involves multiple cities/districts				
Located along national or provincial roads				
Listed as a priority project in Presidential Regulation on Mamminasata				

Legends

- Does not require Principle Permit from Provincial Government
- Requires Principle Permit from Provincial Government

⁵ JICA Expert team, MMDCB and UPTDMM suggestions

⁶ Following applicants are to be treated as same applicant.

- Company or person who has capital relationship with previous applicant. (ex. holding company, subsidiary)
- Company or person who joined previous development as member of syndicate with the previous applicant.

**Flowchart of Spatial Utilization Permits Mechanism and
Provincial Government Involvement**

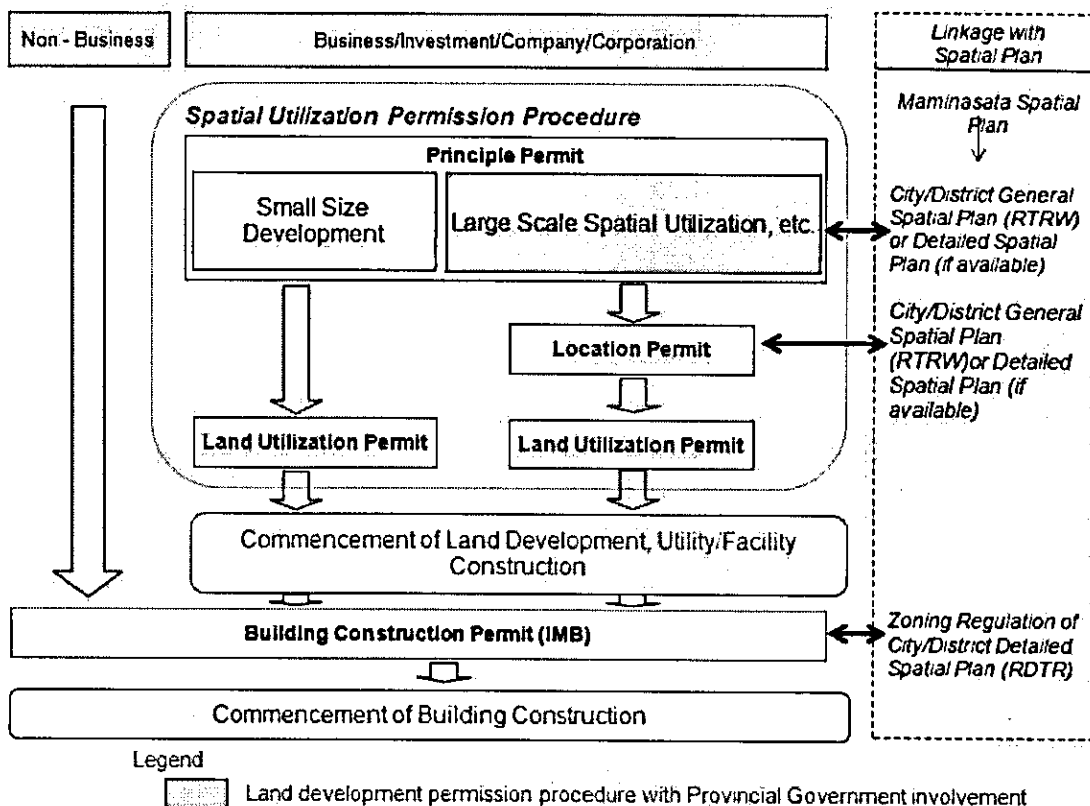


Figure 4: Spatial utilization permits procedure with provincial government involvement

Source: Compiled based on Law no. 26/2007 on Spatial Management, Government Regulation no. 15/2010 on Implementation of Spatial Management, Regional Regulation no. 4/2008 on Implementation of Permits by Provincial Government of South Sulawesi, Regional Regulation no. 9/2009 on Spatial Plan of Mamminasata Metropolitan Area and Article 2 (2f) of PMNA No.2/1999

2. Examination procedure

Examination on land development application will be conducted in accordance the flowchart below.

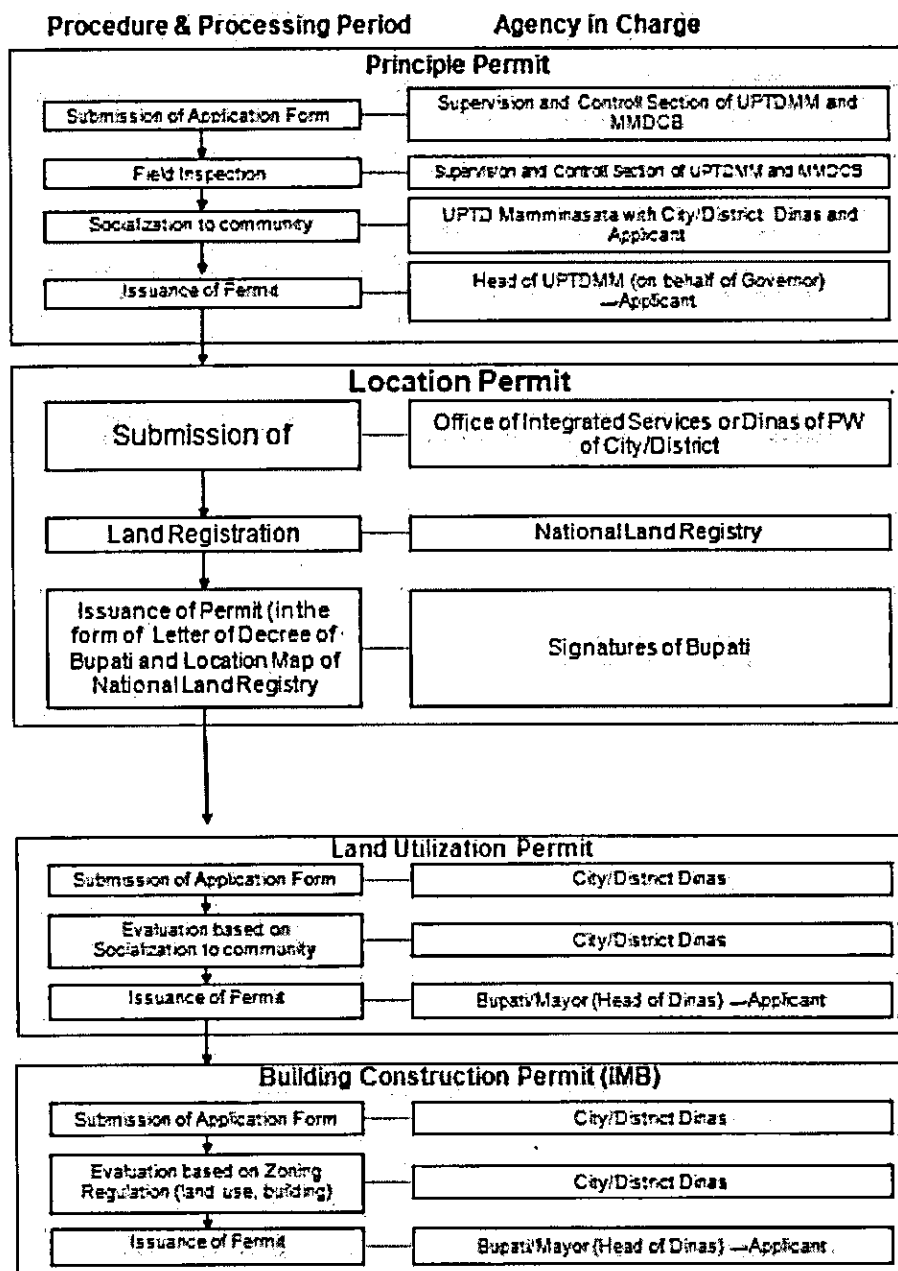


Figure 5: Flowchart of land development permission procedure

Source: Compiled based on Regional Regulation no. 4/2008 on Implementation of Permits by Provincial Government of South Sulawesi and Regional Regulation no. 9/2009 on Spatial Plan of Mamminasata Metropolitan Area

3. Necessary documents for permit application

1) Permits for general developments

Below are documents required in the application process of various spatial utilization permits (Principle Permits, Location Permits, Land Utilization Permits, and Building Permits)

Table 7: Required documents in permit applications

Item	Necessary Activities	Application Documents
Requirements for Generic Developments		
I Application for Principle Permit (for developments regulated by provincial government)	Applicant submits application to Province	Application documents: <ul style="list-style-type: none"> • Application form, • Corporation certificate, • ID card, • Location map, • Plan drawings, • ID Photo (2 copies, 3x4 cm)
II Application for Location Permit	Applicant submits application to Tata Ruang (district/city)	Application documents: <ul style="list-style-type: none"> • Application form, • Location map (supplemental/revised information), • Plan drawings (supplemental/revised information), • Location map issued by National Land Agency, • Principle permit approved
III Application for Land Utilization Permit		Application documents: <ul style="list-style-type: none"> • Application form, • Location map (supplemental/revised information), • Plan drawings (supplemental/revised information), • Principle permit and Location permit approved, • Recommendation of Village Chief and Head of Sub-district
IV Building Construction Permit		Application documents: <ul style="list-style-type: none"> • Application form, • Location map, • Building (Housing) drawings, • Principle permit, Location permit and Land utilization permit approved, • Recommendation of Village Chief and Head of Sub-district • Agreement of neighbors

Source: Compiled by JICA Expert Team on the basis of Regional Regulation no. 4/2008 on Implementation of Permits by Provincial Government of South Sulawesi and interview results of investors.

Table 8: Additional permits concerning environmental evaluations may be appended as pre-conditions to developments

Item	Necessary Activities	Application Documents
Application for Nuisance Permit	Applicant submits application to Dinas of Commerce (City/District)	Application documents: <ul style="list-style-type: none"> • Application form, • Principle permit approved, etc.
Environment Permit	Applicant submits application to Dinas Environment	Application documents: <ul style="list-style-type: none"> • Application form, • Principle permit approved, • Site plan, etc.

Source: compilation by JICA Expert Team based on Regional Regulation no. 4/2008 on Implementation of Permits by Provincial Government of South Sulawesi, and result of interview with investors

2) Permits for spatial utilizations for the purpose of development of industrial estates

Most types of land developments have similar requirements in resources, manpower, and environmental impacts; whether it is a residential area, education areas, governmental service areas, trade and services areas, etc.; this results in a mostly uniform permit requirement. An Industrial Estate, however, commands higher needs for resources, manpower, and enhanced waste-scrubbing facilities, etc. Recognizing the unique characteristics of Industrial Estates, The Ministry of Industrial Affairs Industrial Estate has seen fit to issue sets of regulations to manage Industrial Estate permits, technical standards, and establishment mechanism. Table below is a list of permits required in developing the Industrial Estate.

Table 9: Permits concerning development of industrial estates

No	Permits	Definitions
A	Environmental Permit	Required for every activity that necessitates commissioning of AMDAL/UKL/UPL studies; in order to protect and manage the environment. Pre-requisite to Business/Activity Permits issued by Ministries, Governor, or Mayor/Bupati
B	Principle Approval	Preliminary approval to investment plan proposed by future investors. Principle Approval is traditionally manifests in the form of Letter of Decree/Letter of Approval from authorized official. Consideration criteria are: <ol style="list-style-type: none"> 1. Field/type of business planned 2. Availability/suitability of land
C	Location Permit	Upon completion of Principle Approval, Location Permit application is directed to: <ol style="list-style-type: none"> a. Bupati/Mayor for developments confined within the boundaries of a single area b. Governor, for developments located in inter-regional settings c. Head of National Land Registry for developments located in inter-provincial settings.
D	Industrial Estate Business Permit (IUKI)	IUKI is issued by officials appointed by Bupati/Mayor, responding to application by IEC, with several requirements attached; especially report on condition of the site to be operable, and facilities/infrastructure physical construction conducted so far
E	Building Utilization Rights (HGB)	This step is conducted in two stages: First, HGB is applied for the entirety of the IE. Second, HGB is applied for individual industrial

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		plots.
F	Building Permit (IMB)	Industries about to construct buildings and support facilities are obligated to apply for Building Permits to Bupati/Mayor, via Head of local Dinas of Public Works/Dinas of Urban Planning
G	Industrial Estate Expansion Permit	Once IUKI is issued and the IE is in operation, if the IEC desires expansion, then it may apply for IE Expansion Permit

Source: based on PP24/2009 on Industrial Estates and Law no. 32/2009 on Environmental Protection and Management.

Further details on industry-related permits shall be regulated by Decree of Minister of Industrial Affairs.

4. Principle Permit procedure and role sharing

Provincial government can issue Principle Permit for the land development with falls to the condition mentioned in Section 7 (2) Development obligated to obtain principle permit from provincial government.

(1) Role sharing for Principle Permit Issuance
Procedure and role sharing for obtaining principle permit under the condition of large scale development, cross-regional located development, etc. (see Table 4) are shown below.

Table 10: Procedure and stakeholders in principle permit process

Step	Key Activities	Applicants	District/City	UPTDMM	BKSPMM
I Application for development permit	<ul style="list-style-type: none"> Applicant submits application to UPTD Mamminasata/MMDCB (refer to 7 2) 	●			
II Pre-Evaluation	<ul style="list-style-type: none"> UPTD Mamminasata conducts pre-evaluation to check types of permission required (principle permit, location permit, and land utilization and allotment permit) and the requisites. UPTD Mamminasata consults with Dinas PU (district/city). 		○	●	●
III Verification, evaluation, and conference about development plans	<ul style="list-style-type: none"> Dinas PU (district/city) (and UPTD Mamminasata) verify and evaluate applied spatial utilization plans according to GSP for land use and technical standard for physical condition. Agreement among concerned parties regarding responsibility 		○	●	●
IV Issue development permission	<ul style="list-style-type: none"> governor issues permit 		○	●	
● Main role ○ Supporting role					

Source: Compiled by JICA Expert Team based on the Districts Perda.

(2) Evaluation by UPTD MM/MMDCB
Principle Permit shall be evaluated by UPTD MM and issue by Dinas Spatial Plan and Settlements with comments to applicants and district/city government. Check list for principle permit is shown in Appendix 4.

Table 11: Items to be reviewed for principle permit

Items	Detail
Spatial Utilization Issue	<ul style="list-style-type: none"> Synchronization with spatial pattern plan in Provincial Spatial Plan, Mamminasata Spatial Plan, District Spatial Plan and Detail Spatial Plan if available Synchronization with spatial structure plan in Provincial Spatial Plan, Mamminasata Spatial Plan, District Spatial Plan and Detail Spatial Plan if available
Technical Issue	<ul style="list-style-type: none"> Evaluation of green open space Infrastructure and utility technical standard (SNI and others) Housing plans
Monitoring and control	<ul style="list-style-type: none"> Secure monitoring and reporting of permit process and revision by developer

5 Role Sharing for Location Permit and Land Utilization Permit issuance

Based on Principle Permit, Location Permit and Land Utilization Permit is issued. Location Permit is provided by BPN and Land Utilization Permit is issued by Dinas PU (Spatial Plan) of concerned district/city. Procedure and role sharing for obtaining location permit and land utilization permit are shown below.

Table 12: Procedures and stakeholders in location permit and land utilization permit processes

Step	Key Activities	Applicants	District/City	UPTDMM	BKSPMM	BPN
I Application for development permit	<ul style="list-style-type: none"> Applicant submits application to Dinas Tata Ruang (district/city) 	●				
II Pre-Evaluation	<ul style="list-style-type: none"> Dinas PU (district/city) conducts pre-evaluation to check types of permission required (principle permit, location permit, and land utilization and allotment permit) and the requisites. Dinas PU (District/city) consults with the provincial staff regarding the cross-regional development in district/city and provincial strategic area. Formation of evaluation team within district/city with UPTD Mamminasata as representative of province 		●	○		
III Verification, evaluation, and conference about development plans	<ul style="list-style-type: none"> Dinas PU (district/city) (and UPTD Mamminasata) verify and evaluate applied spatial utilization plans according to GSP for land use and technical standard for physical condition. Agreement among concerned parties regarding responsibility 		●	○	○	
IV Issue development permission	<ul style="list-style-type: none"> BPN issue permit (location permit,) Dinas PU (Spatial Planning) issue permit (utilization permit) 		●			●
V Application for building permission (IMB)	<ul style="list-style-type: none"> IMB is separately required to be obtained based on location permit, land utilization allotment permit. Binas PU (Spatial Planning) or Bupati/Mayor issue permit (determined by local regulation) 		●			
<p>● Main role ○ Supporting role</p>						

Source: Compiled by JICA Expert Team based on the Districts Perda.

6. Building Construction Permit procedure

Based on Principle Permit, Location Permit, Land Utilization Permit, district government issues Building Construction Permit (IMB). IMB application shall be examined by referring to General Spatial Plan/Detail Spatial Plan. Zoning Regulation, Land use zoning and building use, spatial utilization envelope by land use zoning category (BCR, FAR, number of floor) shall be satisfied. Check list for IMB is shown in Appendix 7.

Procedure for IMB is shown below.

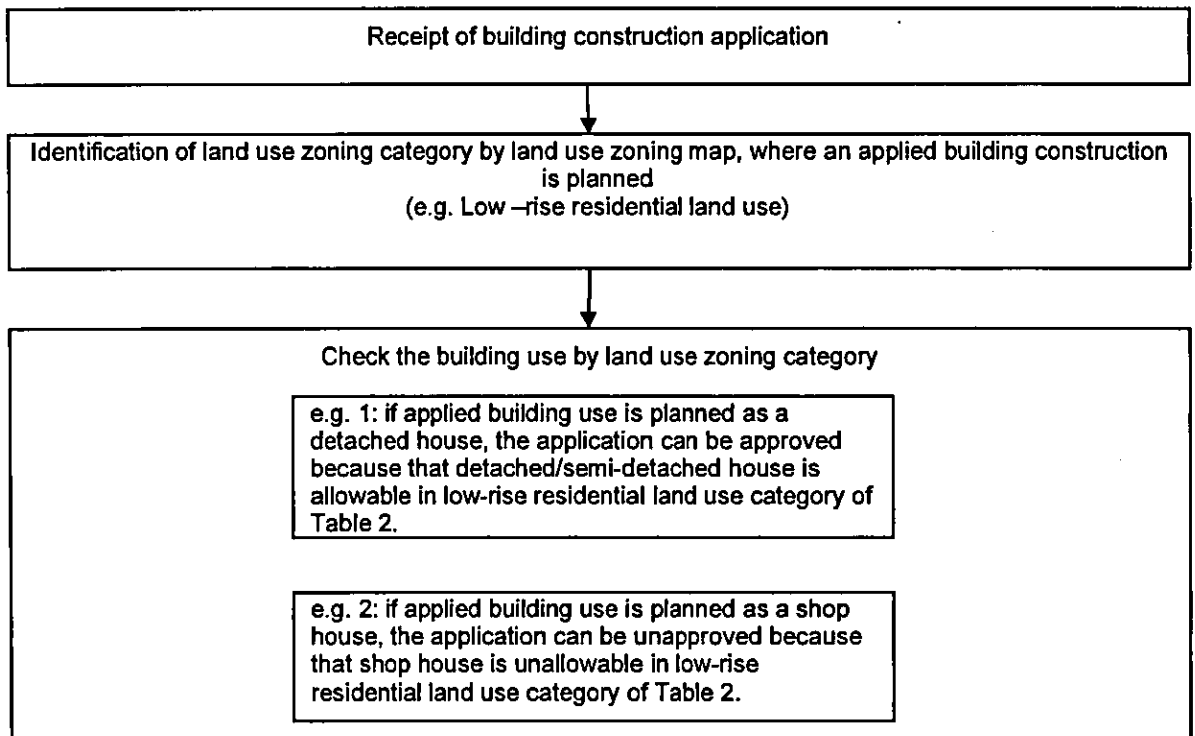


Figure 6: Work flow for building use approval in line with land use zoning category

Note: This systematic evaluation on the building construction application can easily control the spatial utilization through transparent and equal evaluation process. To achieve transparent and equal evaluation, Tables 1 and 2 should be socialized appropriately.

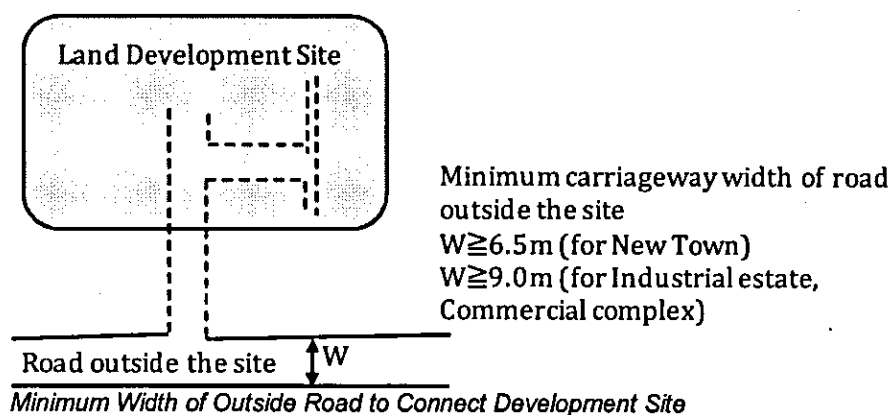
7. Technical standards for residential area developments in Mamminasata

(1) ROAD NETWORK

i) Connecting to Road Outside⁷

Road network of the land development site should connect with road outside the site, which connects the development site with regional road network. Road width, number of lanes of the outside road connecting the development site should be planned to accommodate the road traffic projected appropriately.

Minimum width of road structure should be as below.



ii) Roads in the Development Site

Design standards for roads inside the site are summarized below:

Land Use	Type of Road	Min Width of Carriageway (m) /1	Minimum Width of Sidewalk (m)	Minimum Width of Gutter(m)	Total Width (m)
Residential	Secondary Local Road (Class I)	11	2x1.50	2x0.50	15
	Secondary Local Road (Class II)	9	2x1.50	2x0.50	13
	Secondary Local Road (Class III)	4	2x1.20	2x0.50	7.4
	Neighbourhood Road (Class I)	3	-	2x0.50	4
	Neighbourhood Road (Class II)	2.2	-	2x0.50	3.2

Note /1 Width of road structure incl. road side shoulder. Right of way of the road should be designated appropriately.

Source: SNI 03-1733-2004 on Urban Residential Area Planning p38-p39

⁷ Suggestion by JICA Expert Team

iii) Road Design & Equipments

Road in the development area should accommodate following minimum design requirement

SIDEWALK:

For Roads in Urban Residential Areas⁸, roads categorized as Secondary Local Roads (Classes I, II, and III) (in other words, 4m wide or more should be equipped with sidewalks)

GUTTER:

Gutters should be attached to all roads in the Urban Residential Areas⁹

Further gutter and drainage specifications are regulated in Public Drainage System in Urban Areas (SNI 02-2406-1991).

ROADSIDE TREES:¹⁰

Roads with widths of 12m over should be designed to be equipped with roadside tree planting area for roadside trees, ARBOREAL should be planted in 6-10m interval.

STREET LIGHT:¹¹

All roads should be equipped with sufficient street lighting.

(Reference) BUILDING SETBACKS:

Building setback is defined as follows by type of front road.

Land Use	Type of Road	Min. Setback (m)
Residential	Secondary Local Road (Class I)	10.5
	Secondary Local Road (Class II)	10.0
	Secondary Local Road (Class III)	7.0
	Neighbourhood Road (Class I)	4.0
	Neighbourhood Road (Class II)	4.0

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p39

(Reference) Utilities under Road:

Applicant should consult with relating department of province and City/District in advance about arrangement of utilities in/under the road (water supply, sewage, telephone line, electrical wiring).

⁸ Source: SNI 03-1733-2004 on Urban Residential Area Planning, p39

⁹ Source: SNI 03-1733-2004 on Urban Residential Area Planning, p39

¹⁰ Suggestion by JICA Expert Team

¹¹ Suggestion by JICA Expert Team

(2) PARKS AND GREEN SPACES

Parks and green spaces should be developed appropriately in the development site by following technical standard.

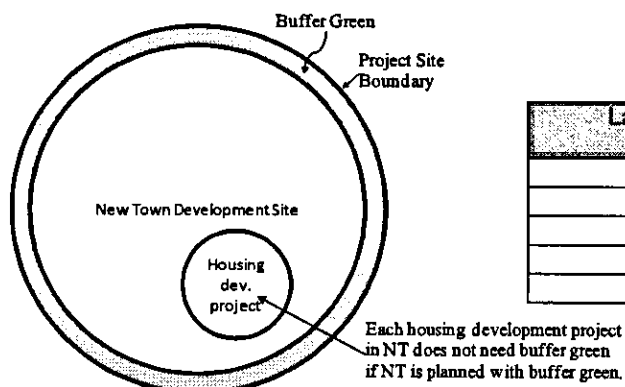
Neighborhood unit	Type of park/green	Minimum size/unit (m ²)	Minimum area/capita (m ²)
250 pop.	Park RT	250	1.0
2,500 pop.	Park RW	1,250	0.5
30,000 pop.	Park Kelurahan	9,000	0.3
120,000 pop.	Park Kecamatan	24,000	0.2
	Cemetery		1.2
480,000 pop.	Park Kota	144,000	0.3
	City forest		4.0
	Others		12.5
Total			20.0

Source: Pedoman 05/PRT/M/2008, Penyediaan Dan Pemanfaatan Ruang Terbuka Hijau Di Kawasan Perkotaan

Notes (for table):

/1 By Spatial Management Law enacted (No.26, 2007), Public Green Open Space and Private Green Open Space should be stipulated at least 20% and 10% (30% in total) of urban area of city and district respectively. Private garden such as private housing plot can be calculated as the private green open space.

/2 Buffer Green (JICA Expert Team proposal):



Land dev. area (ha) ¹²	Minimum width of buffer green
1~1.5	4m
1.5~5	5m
5~15	10m
15~25	15m
25~	20m

(3) WATER SUPPLY¹³

The applicant or developer is required to construct water supply network in the development site according to SNI 03-1733-2004 on Procedures of Urban Residential Neighborhood Planning

(4) POTABLE WATER SUPPLY

The applicant or *developer* is required to provide drinking water supply network in the development area. The capacity of water debit supply refers to Guidelines issued by Directorate General of Cipta Karya

(5) DRAINAGE

Public Drainage System in Urban Areas (SNI 02-2406-1991)

¹² JICA Expert Team Suggestions

¹³ JICA Expert Team Suggestions

(6) DAMS AND FLOOD PREVENTION¹⁴

In order to prevent flood in the downstream area of the development area, following counter measures will be required by province and city/district.

- To share expenses for river bank protection works in the development area and in its downstream area
- To construct retention reservoir for controlling discharge of the rain water from the development area.
- In case that downstream is developed by protection dyke already, retention reservoir is unnecessary.

(7) FLOOD CONTROL

Please refer to the Guidelines of Flood Control issued by Directorate General of Water Resources (SDA)

(8) WASTE WATER TREATMENT¹⁵

Waste water management systems should be developed on the basis of following technical standard;

- Public Drainage System in Urban Areas (SNI 02-2406-1991)
- Septic Tank Design Standards (SNI 03-2398-2002)

(9) GARBAGE / SOLID WASTE COLLECTION

Access/ Coverage	Infrastructure		Description
	Equipment	Dimensions (m3)	
House (5 inhabitants)	Garbage Bin	-	• Status: private
RW (2500 inhabitants)	Garbage Cart	2	• Status: temporary • Min distance from residences: 30m • Carts evacuated 3x/week
	Small Container	6	• Status: temporary • Min distance from residences: 30m • Carts evacuated 3x/week
Kelurahan (30000 inhabitants)	Garbage Cart	2	• Status: temporary • Min distance from residences: 30m • Carts evacuated 3x/week
	Large Container	12	• Status: temporary • Min distance from residences: 30m • Carts evacuated 3x/week
Kecamatan (120000 inhabitants)	Garbage Truck	-	• Status: temporary / final site (local level) • Min distance from residences: 30m • Collection by trucks 3x/week
	Large Container	25	• Status: temporary / final site (local level) • Min distance from residences: 30m • Collection by trucks 3x/week
City (>480000 inhabitants)	Final Disposal Site	-	• Status: final disposal
	Recycling Center	-	• Status: final disposal

¹⁴ JICA Expert Team suggestions

¹⁵ JICA Expert Team suggestions

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN
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Source: SNI 03-1733-2004 on Urban Residential Area Planning, p42

Additional source for solid waste management infrastructures is available in SNI 19-2454-2002 on Technical Operational Procedures on Urban Solid Waste.

(10) HYDRANTS AND EXTINGUISHER TANK¹⁶

From the viewpoint of disaster prevention, developed land is recommended to be equipped with hydrant and extinction tanks in accordance with followings;

i) Hydrants

Hydrants are recommended to be arranged as following density.

Land use	Arrangement
Industry, Commercial	1 hydrant within every 80m radius
Residential	1 hydrant within every 100m radius

Note: See additional source: SNI 03-1745-1989 about Procedures of Hydrant system installation as an avoidance of fire damage in house and building

ii) Extinguisher tanks

A development, which exceeds 2ha, is recommended to be equipped with extinction tanks as following numbers in the area.

Planning population	Number of extinction tanks (water-based extinguisher, minimum capacity 40m ³)
20,000 to 100,000	1
100,000 to 200,000	2
200,000 and more	1 additional tank for every 100,000 pers.

Note: See additional source: SNI 03-1745-1989 about Procedures of Hydrant system installation as an avoidance of fire damage in house and building

(11) STORAGE FOR DISASTER RELIEF¹⁷

For a large scale development, it is recommended to construct storages for disaster relief.

Standard arrangement and scale of storage are as follows.

- Arrangement: Every 100 housing units
- Standard size of storage floor: 50 m² or more

(12) PUBLIC FACILITIES

i) Education & Learning Facilities

Minimum Spatial Specifications

Type of Facility	Spatial Specs
Kindergarten	Min. 2 classrooms @ accommodating 25-30 students. Equipped with other rooms and playground (700m ²)
Elementary School	Min. 6 classrooms @ accommodating 40 students. Equipped with other rooms and playground (3000-7000m ²)
Junior High school	
Senior High school	
Small Library	Min 1 reading room, @ 15 students

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p24-p28

¹⁶ JICA Expert Team suggestions

¹⁷ JICA Expert Team suggestions

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Requisite Educational Facilities

Type of Facility	Access/ Coverage (inhabitants)	Specs per Facility Unit		Average Standards (m ² /inhabitant)
		Min. Floor Area (m ²)	Min. Area Size (m ²)	
Kindergarten	1250	216	500	0.4
Elementary School	1600	633	2000	1.25
Junior High school	4800	2282	9000	1.88
Senior High school	4800	3835	12500	2.6
Small Library	2500	72	150	0.06

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p24-p28

ii) Healthcare

Type of Facility	Access/ Coverage (inhabitants)	Specs per Facility Unit		Average Standards (m ² /inhabitant)
		Min. Floor Area (m ²)	Min. Area Size (m ²)	
Posyandu (Maternal & Infant Healthcare Wards)	1250	36	60	0.048
Community Healthcare Ward	2500	150	300	0.12
Maternity Wards	30000	1500	3000	0.1
Auxiliary Public Healthcare Centers + Neighborhood Healthcare Ward	30000	150	300	0.001
Public Healthcare Centers, Healthcare Ward	120000	420	1000	0.008
Healthcare Practices	5000	18	-	-
Drugstores	30000	120	250	0.008

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p28-p29

iii) Public & Governmental Facilities

Type of Activities	Population (Governance Levels)	Specification of each Unit		Average Standards (m ² /inhabitant)		
		Min. Floor Area (m ²)	Min. Area Size (m ²)			
Meeting Hall	RW	2500	150	300	0.12	
Security Booths		2500	6	12	0.0048	
Electricity Substations		2500	20	30	0.012	
Public Phones, Mail Boxes		2500	-	30	0.012	
Public Parking		2500	-	100	0.04	
Administration Office (Kelurahan Level)	Kelurahan	30000	500	1000	0.033	
Security Posts		30000	72	200	0.006	
Fire Stations		30000	72	200	0.006	
Local Post Office		30000	36	72	0.0024	
Water Fee Payment Counters		30000	21	60	0.002	
Electricity Fee Payment Counters		30000	21	60	0.002	
Public phones, mailboxes, garbage collection points		30000	-	80	0.003	
Public Parking		30000	-	500	0.017	
Administration Office (Kecamatan Level)		Kecamatan	120000	1000	2500	0.02
Police Precincts			120000	500	1000	0.008
Fire Stations	120000		500	1000	0.008	
Local Post Office	120000		250	500	0.004	
Telecom Relays & Telecom tech support	120000		500	1000	0.008	
Wedding Hall KUA/BP4 (Religious Affairs Agency)	120000		250	750	0.006	
Public phones, mailboxes, large garbage collection points	120000		-	80	0.0007	
Public Parking	120000		-	2000	0.017	

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p22-p24

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iv) Religious Facilities

Type of Facility	Access/ Coverage (inhabitants)	Specs per Facility Unit		Average Standards (m ² /inhabitant)
		Min. Floor Area (m ²)	Min. Area Size (m ²)	
Musholla (Small Prayer Hall)	250	45	100	0.4
Community Mosque	2500	300	600	0.24
Mosque (Kelurahan Level)	30000	1800	3600	0.12
Mosque (Kecamatan Level)	120000	3600	5400	0.045
Religions other than Islam	Depends on religious organization customs	Depends on local customs		-

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p29-p31

v) Trade & Commerce Facilities

Type of Facility	Access/ Coverage (inhabitants)	Specs per Facility Unit		Average Standards (m ² /inhabitant)
		Min. Floor Area (m ²)	Min. Area Size (m ²)	
Shops/ Small Shops	250	50	100	0.4
Small Shopping Centers	6000	1200	3000	0.5
Shopping Centers + Local Market	30000	13500	10000	0.33
Large Shopping & Commerce Centers (shops+ markets+ banks+ offices)	120000	36000	36000	0.3

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p31-p33

vi) Cultural & Recreational Facilities

Type of Facility	Access/ Coverage (inhabitants)	Specs per Facility Unit		Average Standards (m ² /inhabitant)
		Min. Floor Area (m ²)	Min. Area Size (m ²)	
Community Hall	2500	150	300	0.12
Multipurpose Hall	30000	250	500	0.017
Multipurpose Building	120000	1500	3000	0.025
Movie Theatre	120000	1000	2000	0.017

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p33-p34

(13) PARKING SPACES

Level	Access/ Coverage (inhabitants)	Parking Lot Size & Quantities
RT	250	100m ² , locations spread across planning area
RW	2500	400m ² , locations spread across planning area
Kelurahan	30000	2000m ² (locations spread across planning area) +1000m ² , 200m ² for public transportations, +1000m ² for bus terminal
Kecamatan	120000	4000m ² + 2000m ² for bus terminal (kecamatan level)+ 500m ² for public transportations
<ul style="list-style-type: none"> • Numbers provided for RT, RW, Kelurahan and Kecamatan levels do not include parking space requirements for area facilities • Parking lots for residential areas are ideally accessible only to local residents 		
Parking Lot Size (rough calculation) = 3% x size of planning area		

Source: SNI 03-1733-2004 on Urban Residential Area Planning, p32; p50-p51

Parking lot specifications for activity centers

Requirements for parking lots servicing activity centers:

- In close proximity to serviced activity center
- Easily accessible from serviced activity center
- Direct connection to sidewalk networks
- High visibility from nearest road

General Specifications:

- Every 60m² of shopping center size is required to have 1 car parking lot
- Every 100m² of office space: 1 car parking lot

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(14) ORGANIZATIONS IN CHARGE

Responsible organization in the development and operation/ maintenance works of the land development project such as New Town Development is provisionally presented below.

(Development)

Item	Construction			Land Acquisition		
	Government	Public Corp/ Supplier	Private (Investor)	Government	Public Corp/ Supplier	Private (Investor)
Road	Regional Arterial road	P		P		
	Connection road outside site					
	Road in the site					
Parks and green space	P/C/D			P/C/D		
Flood control, reservoir	P/C/D			P/C/D		
Storm water drainage						
Utility	Water supply system in site					
	Water supply system off site					
	Sewerage system in site					
	Sewerage system off site					
	Garbage disposal in site					
	Garbage disposal off site					
	Electrical substation					
	Gas station					
Others	Telecom station					
	Hydrant, extinction tank					
Public facility	Storage for disaster relief					
	Education					
	Healthcare					
	Government facility					
	Religious facility					
Car parking lot	Trade commercial facility					
	Cultural & recreational facility					
House						

(Operation/Maintenance)

Item	Operation/Maintenance			
	Government	Public Corp/ Supplier	Private (Investor)	Private (Community)
Road	Regional Arterial road	P		
	Connection road outside	C/D		
	Road in the site	C/D		
Parks and green space	P/C/D			
Flood control, reservoir	P/C/D			
Storm water drainage				
Utility	Water supply facility			
	Sewerage facility			
	Garbage disposal facility			
	Electrical facility			
	Gas facility			
	Telecom. Facility			
Others	Hydrant, extinction tank			
	Storage for disaster relief			
Public facility	Education			
	Healthcare			
	Government facility			
	Religious facility			
	Trade commercial facility			
Car parking lot				
Individual house				

Note: P-Provincial responsibility, C/D-City or District responsibility

Source: JICA Expert Team Suggestion

8 Technical Standards for Industrial Estate Development in Mamminasata

i. VIABLE LOCATIONS FOR INDUSTRIAL ESTATE SITES

No	Location Selection Criteria	Standard Values/Requirements
1	Proximity to Urban Centers	At least 10km
2	Proximity to Residential Areas	At least 2 km
3	Road network servicing the Industrial Estate	At least primary arterial road
4	Utilities	Electricity grid, Telecom network
5	Transportation Infrastructures	Access to seaport as import-export outlet
6	Topography/Slope Inclination	At most 15%
7	Proximity to rivers	At most 5 km from nearest river, and river class is at least Type C and D or Class III or IV
8	Soil Support Capacity	Land Sigma σ : 0.7 – 1.0 kg/cm ²
9	Soil fertility	Relatively non-fertile (fertile lands should be allocated for agricultural purposes)
10	Land allocation	Non-agriculture, Non-residential, Non-conservation
11	Development size	At least 50 ha (PP 24/2009)
12	Location orientation	High accessibility Close proximity to source of labor
13	Multiplier Effects	<ul style="list-style-type: none"> - Traffic Generation = 5.5 PCU/ha/day - Industrial land requirements and subsequent multiplier = 2x size of planned IE - Housing needs (1.5 labor ~ 1 household) - Public and social facilities

Source: based on PP24/2009 on Industrial Estates and Law no. 32/2009 on Environmental Protection and Management

SUPPORT FACILITIES of IE (1)

No	Functions	Ratio to Total Size	Notes
1	Industrial functions	Max 70%	Each industrial plot shall adhere to local BCR rules in accordance with relevant regional regulation
2	Roads and ducts	8-12 %	<ul style="list-style-type: none"> - To achieve accessibility to primary roads and secondary roads (service roads) - Minimal primary "gandar" pressure is suggested set at 8 tons, and secondary pressure is suggested set at 5 tons - Hardened road surface at least 7m
3	Green Open Space	At least 10%	May be in the form of green belt, parks, or perimeters.
4	Support Facilities	6-12%	Canteens, guesthouses, places of worship, fire stations, WWTP, Main Electrical Substation, Telecom houses, etc.

Source: based on PP24/2009 on Industrial Estates and Law no. 32/2009 on Environmental Protection and Management

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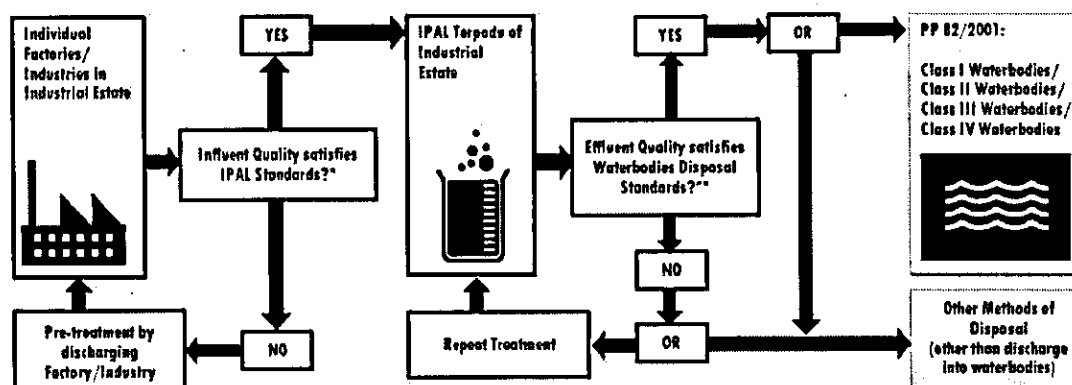
SUPPORT FACILITIES of IE (2)

No	Service Technical Notes	Service Capacities	Notes
1	Size of unit plot	0.3 – 5 ha	<ul style="list-style-type: none"> - Manufacturing industry average plot size is 1.34 ha. - W:L is 2:3 or 1:2 with minimum width set at 18m beyond building setback threshold - Stipulations for BCR, FAR, road setback threshold, Building setback threshold are adjusted in accordance with local regional regulation
2	Road networks	Main roads	<ul style="list-style-type: none"> - 2-lanes, one-way, minimum hardened road surface is 2x7m OR - 1 lane, 2-ways, minimum hardened road surface is 8m
		Neighborhood roads	<ul style="list-style-type: none"> - 2-ways, minimum hardened road surface is 7m
3	Storm drains	In accordance with debit	<ul style="list-style-type: none"> - Positioned on either sides of the main roads and neighborhood roads.
4	Sewerage	In accordance with debit	Covered ducts, separate from storm drains
5	Clean water	0.55 – 0.75 liter/second/ha	Clean water may be obtained from PDAM, or ground water, administered by IA management.
6	Power generation	0.15 – 0.2 MVA/ha	From PLN and private energy companies
7	Telecom	20 – 40 SST/ha (SST = Telecom Connection Unit)	<ul style="list-style-type: none"> - Including facsimiles, telex - Public payphones (1 SST/10ha)
8	Capacity of sewage treatment installations	Influent standards for disposal into waterbodies: BOD : 400 – 600 mg/L COD : 600 – 800 mg/L TSS : 400 – 600 mg/L pH : 4 - 10	Quality parameters for industrial effluents that exceed existing influent standards must undergo pre-treatment by respective factories.
9	Workforce	90 – 10 workers/ha	
10	Housing needs	1.5 worker/residential unit	<p>"Residential unit" may take the forms of:</p> <ul style="list-style-type: none"> - Residential houses - Mess/dormitory
11	Traffic generation	Export = 3.5 TEUs/ha/month (TEU = twenty-foot equivalent unit) Import = 3.0 TEUs/ha/month	Not including transportation for workers and employees
12	Solid waste infrastructures and facilities	1 waste container/plot 1 truck fleet/20ha 1 temporary waste repository/20ha	Estimation of daily generated solid waste is 4m ³ /ha/day
13	Commercial facilities needs	In accordance with needs, limited to 20% of total IA size	In this instance, the commercial facilities need a trade center to promote the IA and goods produced therein; as well as a "one-stop permit shop"

Source: based on PP24/2009 on Industrial Estates and Law no. 32/2009 on Environmental Protection and Management

ii. EFFLUENT STANDARDS AND DISPOSAL FOR
INDUSTRIAL ESTATES

Liquid waste that is the byproduct of industrial activities is to be treated by Integrated Liquid Waste Treatment Installation (IPAL Terpadu) provided by the Industrial Estate. Liquid waste discharged by industries and inducted into IPAL Terpadu is termed *influent*. IPAL Terpadu treats influents based on only four key parameters: BOD, COD, pH, and TSS. Therefore, prior to admittance into IPAL Terpadu, influents must be "pre-treated" by individual factories to ensure that IPAL Terpadu treatment will be effective. Post-IPAL Terpadu treatment, resulting effluent may then be discharged into Class I, II, III, or IV Waterbodies in accordance with PP 82/2001 on Management of Water Qualities and Water Pollution Control, or disposed of using methods other than discharge-into-waterbodies. Waterbody Disposal commands stricter standards compared to Non-Waterbody Disposal.



* IPAL Terpadu standards are set by Industrial Estate

** See Decree of Ministry of Environmental Affairs no 3/2010 on Industrial Estate Effluent Quality

No	Parameters for Effluent Quality	Unit	Max. Content (disposal into Waterbodies)	Max. Content (disposal using other methods)
1	pH	-	6-9	4-10
2	TSS (Total Suspended Solids)	mg/L	150	400-600
3	BOD (Biochemical Oxygen Demand)	mg/L	50	400-600
4	COD (Chemical Oxygen Demand)	mg/L	100	600-800
5	Sulfides	mg/L	1	Not specified
6	Ammonia (NH ₃ N)	mg/L	20	Not specified
7	Phenols	mg/L	1	Not specified
8	Oils and fats	mg/L	15	Not specified
9	MBAS (methylene blue active substances)	mg/L	10	Not specified
10	Cadmium	mg/L	0.1	Not specified
11	Hexavalent Chromium (Cr ⁶⁺)	mg/L	0.5	Not specified
12	Total chromium (Cr)	mg/L	1	Not specified
13	Copper (Cu)	mg/L	2	Not specified
14	Lead (Pb)	mg/L	1	Not specified
15	Nickel (Ni)	mg/L	0.5	Not specified
16	Zinc (Zn)	mg/L	10	Not specified
Max Effluent Qualities		0.8 liters/second/ha of estate grounds are utilized		

Source: based on PP24/2009 on Industrial Estates and Law no. 32/2009 on Environmental Protection and Management

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PART IV: INCENTIVES & DISINCENTIVES

1. Types of Incentive and Disincentive

According to Governmental Regulation no. 15/2010, the purpose of applying incentives and disincentives are found in Article 169:

- a. Improving spatial utilization control efforts
- b. Facilitating spatial utilization activities so that they adhere to the spatial plan,
- c. Improving partnership between all stakeholders

Incentives are applied to areas where the need for growth is much sought after, while disincentives are the reverse: the area in question is likely in danger of spatial management-related violations, and thus, growth needs to be checked (articles 170 and 176). Implementation of incentives requires sacrifices on the part of the government and some of the stakeholders in the form of reduced tax revenue averages, relaxation of permit requirements, subsidies, facilities and infrastructures costs, etc. in return for accelerated growth (article 171). Disincentives applied will have the double effects of increased tax revenue averages but checked growth (article 177). Applied in synergistic tandem, a well-crafted incentive-disincentive scheme will result in a more even distribution of economic and spatial utilization activities across the geographic board of the region, and across the spectrum of activities.

The figure below visualizes the Criteria and Forms of Incentives and Disincentives:

Incentives and Disincentives according to PP 15/2010				
INCENTIVES (article 170)		DISINCENTIVES (article 176)		
CRITERIA	<ul style="list-style-type: none"> - Spatial Utilization activities in areas where development is encouraged - Respectful of individual rights 	<ul style="list-style-type: none"> - Spatial Utilization activities in areas where development is discouraged - Respectful of individual rights 		
FORMS	Article 171		Article 177	
	FISCAL	NON-FISCAL	FISCAL	NON-FISCAL
	<ul style="list-style-type: none"> - Lowered Tax - Lowered Fees (Retribusi) 	<ul style="list-style-type: none"> - Compensations - Cross Subsidies - Relaxation of permit conditions - Rewards - Rent - Stock options - Provision of Infrastructures & Facilities - Awards, and/or - Publicity & promotions 	<p style="text-align: center;">Higher Taxes</p>	<ul style="list-style-type: none"> - Obligation to pay for compensations - Additional conditions in permit application - Obligation to pay for rewards, and/or - Limited Infrastructures & facilities

Figure 7: Forms and procedures for incentive and disincentive

The current Spatial Management of Republic of Indonesia recognizes two types of Incentive-Disincentive measures. According to Governmental Regulation no.15/2010, Article 171 (1): "Incentives may be in **fiscal and/or non-fiscal forms.**"

In the process of enacting Fiscal Incentive measures, the government in question may opt to either decrease taxes and/or levies in order to stimulate certain spatial utilization activities.

Article 171 (2): "Fiscal Incentives may include **a) Tax rebate, and/or b) Fee (retribusi) rebate.**

On the other hand, Non-Fiscal Incentive measures, when enacted by the government in question, concern various activities that do not concern monetary charges mentioned above. Rather, the government in question provides assistances of various types to recipients – assistances expected to stimulate certain spatial utilization activities within a certain area. Article 171 (3): "Non-fiscal Incentives may include:

- a) Compensations
- b) Cross subsidies
- c) Ease of permit issuance
- d) Rewards
- e) Rents
- f) Stock options
- g) Provision of facilities and infrastructures
- h) Awards; and/or
- i) Publicity or promotion

Disincentives are the opposite of Incentives – they are implemented to discourage certain spatial utilization activities in a certain area. There are two types of disincentives:

Article 177 (1): "Disincentives may be in fiscal and non-fiscal forms."

On Fiscal disincentives, Article 177 (2): "Fiscal Disincentives may include higher taxes."

Non-fiscal Disincentives include:

- a) Duty to compensate
- b) Special conditions to adhere to when applying for permit
- c) Duty to provide reward; and/or
- d) Limited availability of facilities and infrastructures.

Incentives and Disincentives applicable in Mamminasata

From the menu of incentives and disincentives of PP 15/2010, following incentives and disincentives will be applied to realize Mamminasata spatial utilization plan.

Table 13: Proposed incentives to be applied in Mamminasata

	Incentive plan	Incentive category by PP 15/2010, article 171	Effects expected	Responsible organization for incentive provision
1)	In Mamminasata New Town, prompt provision of main roads and water supply main pipe, open green space will be done for the promotion of the private developer's participation.	Provision of infrastructure & facility	Acceleration of Mamminasata New Town Development	Governments of Province, Maros and Gowa District
2)	(New) Application for land development permit from private developers in Mamminasata New Town can be priorily accepted and examined for permit issuance.	Relaxation of permit condition		Governments of Province, Maros and Gowa District
3)	(New) FAR code relaxation in case developer provide open space for public use in the part of plot area. (Ref. Figure 1)	Relaxation of permit condition (Relaxation degree is decided based on percentage of open space provided, width of frontage road, and plot size)	Realization of DSP: improvement of road & public open space	Governments of Makassar, Maros, Gowa and Takalar
4)	(New) Property tax will be exempted or reduced in case the owner provides the land for public open space (more than 1,000 m ² for 10 years more)	Relief tax	Acceleration of Go-green	Governments of Makassar, Maros, Gowa and Takalar
5)	DSP Zoning plan for remaining area of NT		Acceleration of Mamminasata New Town Development	

Note: new plans require approval by all stakeholders

Table 14: Proposed disincentives to be applied in Mamminasata

	Disincentive plan	Disincentive category by PP 15/2010, article 177	Effects expected	Responsible organization for incentive provisor
1)	(New) Property tax of agricultural land scattered in the urbanized area will be taxed as same rate as non-agricultural land (high rate).	Imposition of high tax Note: If owner wants less rate application, he/she should take agricultural land certificate issued by City/District administration with agreement that agricultural activity continues at least 30 years by appropriate manner.	Realization of DSP: improvement of road & public open space	Central gov. and Governments of Makassar, Maros, Gowa and Takalar
2)	(New) Property tax increase on unsuitable building /facility use against DSP	Imposition of high tax Prohibiting of business license renewal and/or building reconstruction	Realization of DSP	Central gov. and Governments of Makassar, Maros, Gowa and Takalar

Note: (New) new regulation is necessary under the consensus with stakeholders.
Source: JICA Expert Team Proposal

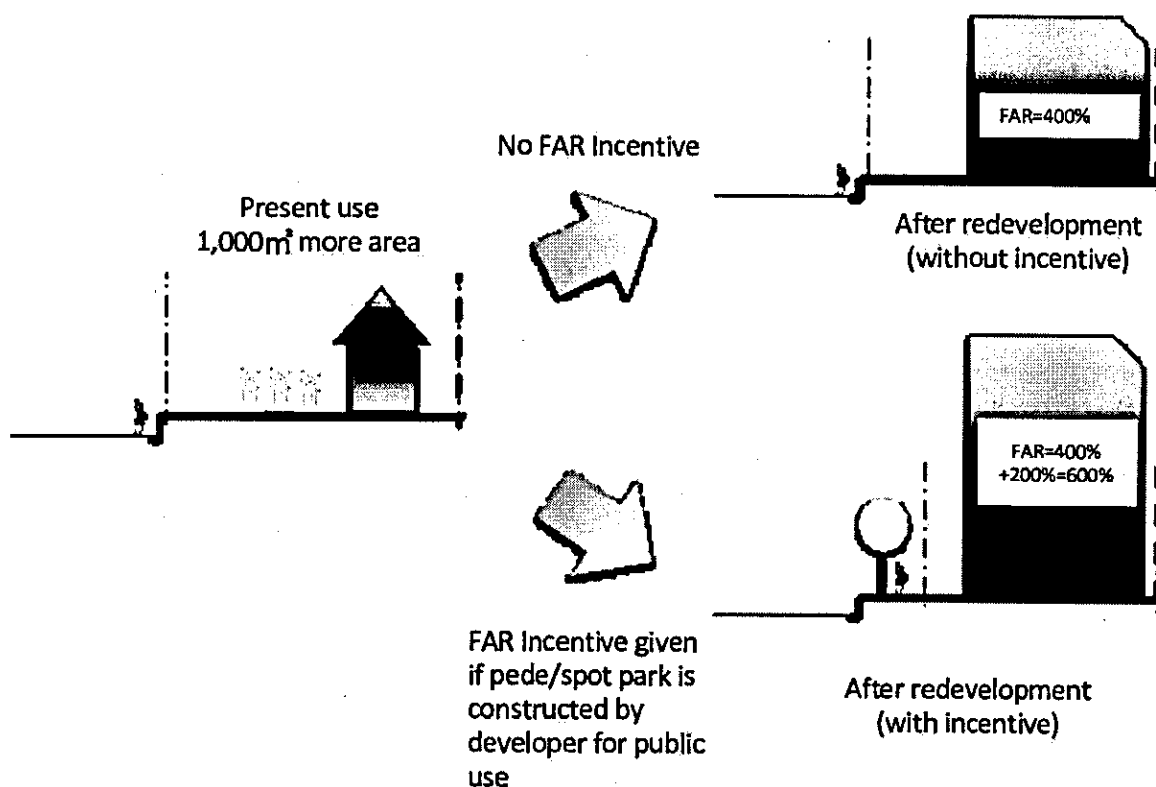


Figure 8: FAR (Floor Area Ratio) code relaxation incentive for comprehensive building design

2. Procedures for Incentive and Disincentive

In the context of Incentives and Disincentives, a benefactor is an entity authorized to initiate and introduce incentive and disincentive measures. Governmental Regulation no.15/2010 recognizes only three benefactors: the Central National Government of Republic of Indonesia (from this point forward, designated GOI), the Provincial Governments, and the City and District Governments.

Beneficiaries, or recipients, are governments (at provincial or city/district level), private entities, communities, or individual persons at the receiving end of an incentive or disincentive measure. Initiative and introduction of incentive and disincentive measures, are naturally and inherently, a trickle-down, and sometimes a horizontal affair; but never bottom-up: I-D is administered by a government at a higher level, and received by a lower government or private entities and individuals. The GOI, at the top of the pyramid, is ever the Benefactor, never the Recipient. The Provincial Governments may be subjected to some forms of I-D by the GOI, while they are also authorized to initiate and introduce their own I-D schemes to City and District Governments. See the following page for visualization of the benefactor-recipient hierarchy:

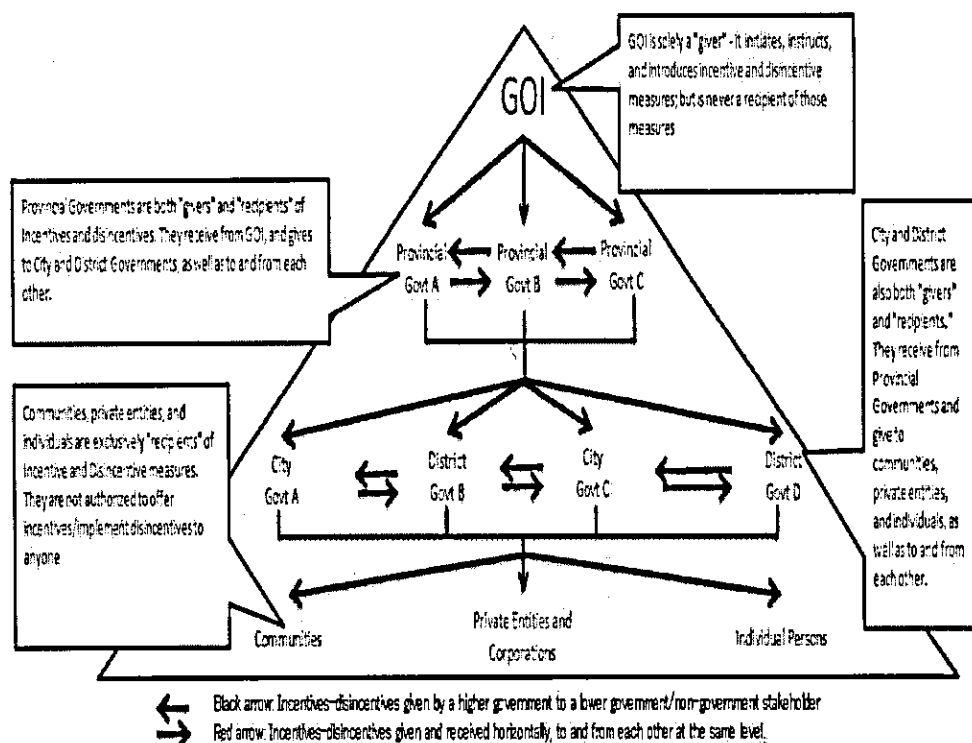


Figure 9: Flow directionalities of incentive and disincentive measures

*MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN
MAMMINASATA URBAN AREA*

PART V: SANCTIONS

1. Types of offenses punishable by sanctions

Sanctions are introduced as means to correct and reverse transgressions, wrongdoing, and violations that bring about deleterious effects on the intended spatial functions. According to Governmental Regulation no. 15/2010, article 182 (2): "Administrative sanctions shall be imposed upon individuals found guilty of spatial management offenses." The regulation elaborates further on the criteria of offenses:

- a) Spatial utilizations not in accordance with spatial plan
- b) Spatial utilizations not in accordance with spatial utilization permit issued by authorized officials
- c) Spatial utilizations not in accordance with the conditions of the permit issued by authorized officials
- d) Restricting access to areas legally designated as public areas.

Details on each type of offenses can be found in Articles 183-186 of the Governmental Regulation no. 15/2010.

2. Procedure for sanctions

Summation of Flow of Procedure is as the following:

1. **INSPECTION** - Spatial Utilization Activities undergo regular inspections. If evaluated to be compliant, then activity may continue. If found to be not compliant, then proceed to point 2.
2. **DETERMINE TYPES OF OFFENSES** – Officials conducting the inspection categorizes the offense/violation
3. **DETERMINE SANCTION** – Officials assess severity of damage, deliberate on whether imposition of sanction will have effective and efficient impact, and evaluate on whether the offense has resulted in deleterious effects on public interests. Initial sanctions are mild; Letters of Warning are issued (three times, successively, before the sanction escalates)
4. **ESCALATION** – if offender fails to comply after three written warnings, officials may escalate and apply harsher sanctions, each successive sanction more severe than the previous. This include:
 - Temporary stoppage of activities
 - Temporary stoppage of public services
 - Site closure
 - Revocation of Permit
 - Termination of Permit
 - Demolition of building
 - Restoration of spatial functions

In addition to the sanctions above, officials have discretion to append Administrative Fine to any and/or all of the sanctions mentioned, or apply it by itself.

MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA URBAN AREA

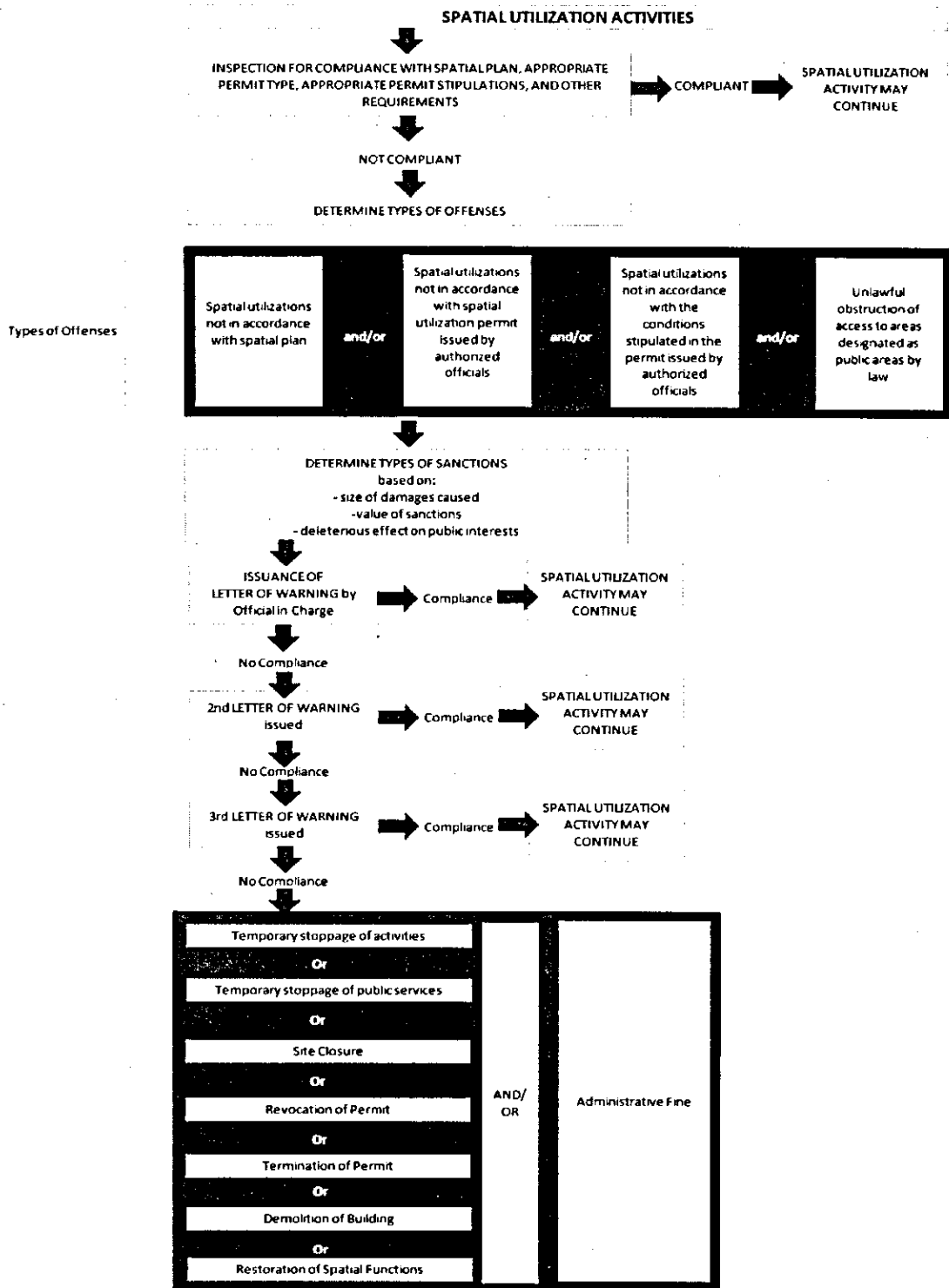
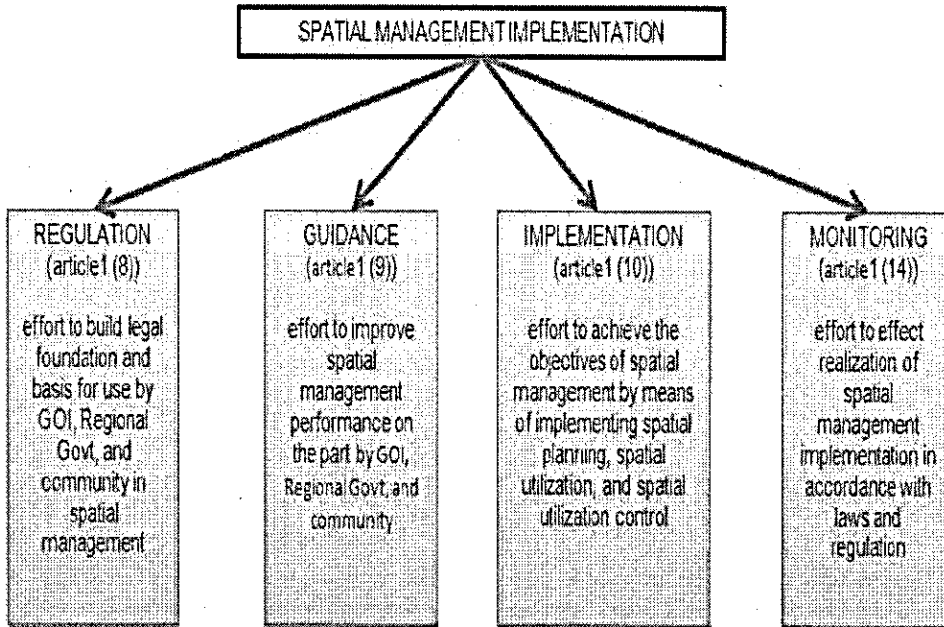


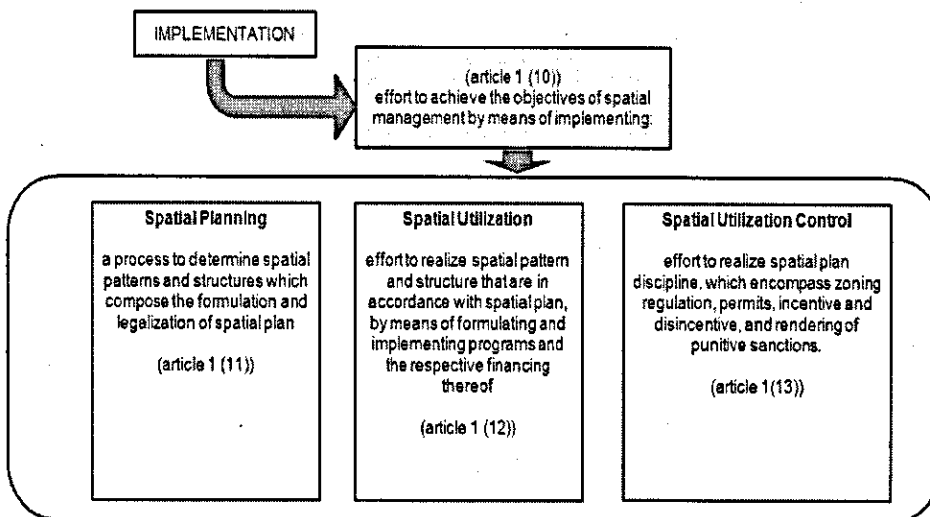
Figure 10: Visualization of flow of spatial utilization violation sanctions

APPENDICES

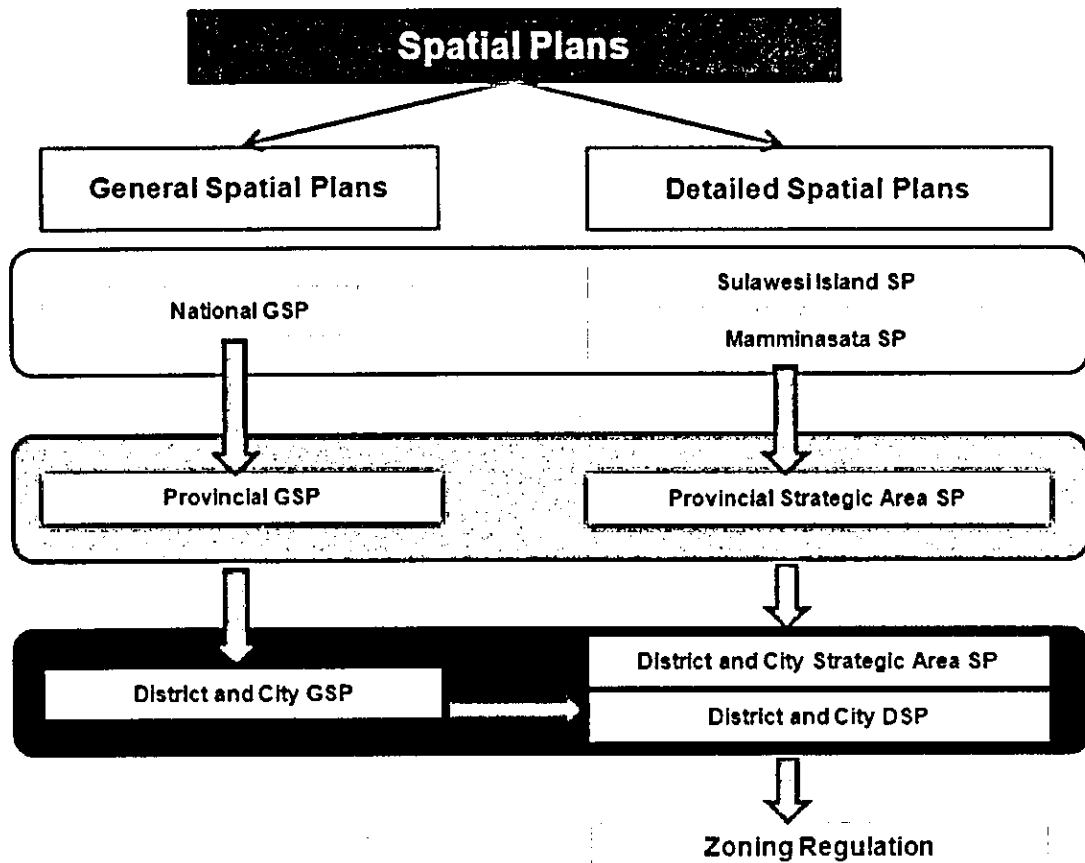
APPENDIX (1) Charts of hierarchy of spatial implementation and spatial planning



Components of spatial management according to PP 15/2010

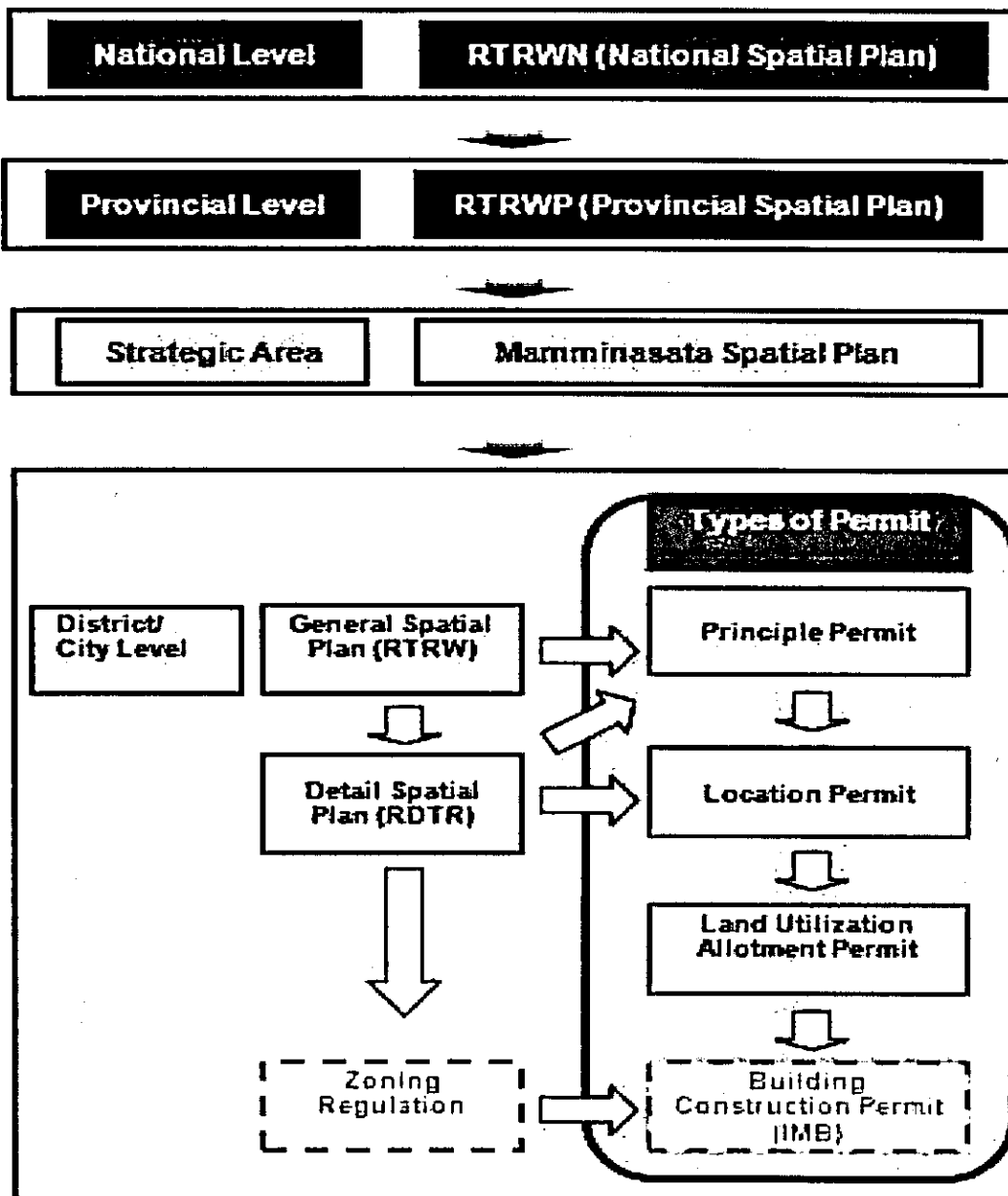


**Components of spatial management implementation according to PP
15/2010**



Hierarchy of spatial plan

APPENDIX (2) Flowchart of spatial utilization permission mechanism



Source: compiled by JICA Expert Team based on various regional regulations and government staff interviews

APPENDIX (3)
Development programs in the Presidential Regulation for Mamminasata Urban Area
(1/5)

No	Main Program Indicators	Location				Planning				Time Frame			
		MM	MAK	MB	MT	MM	MAK	MB	MT	MM	MAK	MB	MT
1.2	Suburban Transportation Network Systems Development, improvement, and strengthening of Sleman-Hala Bala Suburb												
1.3	Aerial Transportation Network Systems Development, improvement, and strengthening of transportation system												
2.1	Energy Network Systems Energy Network Systems												
2.1.1	Development, improvement, and strengthening of oil and gas network												
2.1.2	Development, improvement, and strengthening of electrical power plants												
2.1.3	Development, improvement, and strengthening of electrical transmission												
2.2	Telecom Network Systems Telecom Network Systems												
2.2.1	Development, improvement, and strengthening of terrestrial networks												
2.2.2	Development, improvement, and strengthening of satellite networks												
2.3	Water Resources Infrastructure Water Resources Infrastructure												
2.3.1	Water Sources Development, improvement, and strengthening of surface waters such as rivers, dams, etc. and ground waters such as aquifers												
2.3.2	Water Pollution Infrastructures Development, improvement, and strengthening of												
2.3.2.1	Urban Wastewater and Rainwater Treatment Systems												
2.3.2.2	Industrial Wastewater Treatment Systems												
2.3.2.3	Domestic Wastewater Treatment Systems												
2.3.2.4	Water Pollution Control Systems												
2.4	Urban Infrastructure Network Systems Urban Infrastructure Network Systems												
2.4.1	Clean Water Network Systems Development, improvement, and strengthening of												
2.4.1.1	Water Supply Network Systems												
2.4.1.2	Water Treatment and Distribution Network Systems												
2.4.1.3	Water Pollution Control Network Systems												
2.4.1.4	Water Conservation Network Systems												
2.4.1.5	Water Reuse Network Systems												
2.4.2	Drainage Network Systems Development, improvement, and strengthening of primary drainage network system												
2.4.3	Waste Water Network Systems Development, improvement, and strengthening of												
2.4.3.1	Wastewater Treatment and Reuse Network Systems												
2.4.3.2	Wastewater Collection and Transport Network Systems												
2.4.4	Solid Waste Management Systems Development, improvement, and strengthening of												
2.4.4.1	Waste Collection and Transport Network Systems												
2.4.4.2	Waste Treatment and Disposal Network Systems												
2.4.4.3	Waste Recycling Network Systems												
2.4.4.4	Waste Management Network Systems												

APPENDIX (3)
Development Programs in the Presidential Regulation for Mamminasata Urban Area (2/5)

No	Development Programs Suitable with Mamminasata Urban Area (According to Presidential Regulation)	Main Program Indicators										Time Frame		
		ML	MK	MR	GW	TK	MU	PTW	CO	OL50%	P-MSA	2015-2019	2020-2024	
1.2	Sabana (Transportation Network Systems) Development, improvement, and strengthening of Sabana networks													
1.3	Local Transportation Network Systems Development, improvement, and strengthening of Sabana networks													
2	INFRASTRUCTURE NETWORK SYSTEMS													
2.1	ENERGY NETWORK SYSTEMS													
2.1.1	Development, improvement, and strengthening of oil and gas networks													
2.1.2	Development, improvement, and strengthening of electricity power plants													
2.1.3	Development, improvement, and strengthening of electricity transmission													
2.2	TELECOM NETWORK SYSTEMS													
2.2.1	Development, improvement, and strengthening of terrestrial networks													
2.2.2	Development, improvement, and strengthening of satellite networks													
2.3	WATER RESOURCE INFRASTRUCTURES													
2.3.1	Water Sources Development, improvement, and strengthening of surface waters such as rivers, dams, etc. and ground waters such as wells													
2.3.2	Water Resource Infrastructure Development, improvement, and strengthening of													
	1) Primary, Secondary, and Tertiary Irrigation Network Systems													
	2) Flood control systems at Jeneberang, Tallo, Maros, Palopo, Gantar, Gantar Rivers													
	3) Coastal safety systems of at station-prone coasts													
2.4	URBAN INFRASTRUCTURE NETWORK SYSTEMS													
2.4.1	Clean Water Network Systems Development, improvement, and strengthening of													
	a) Probable Water Supply Master Plan for Mamminasata													
	b) Probable Water Distribution Master Network													
	c) Cooperation among Mamminasata's PDAM													
	d) Expansion of service coverage													
2.4.2	Drainage Network Systems Development, improvement, and strengthening of certain drainage network system units													
2.4.3	Waste Water Network Systems Development, improvement, and strengthening of													
	1) IP4, Panambur, Tallo, KIMA, KUMAMA, Losari/Tanjaya, Pungga													
	2) IP4, BIA													
	3) IP4, BINA, Sumpa, Olu													
2.4.4	Solid Waste Management Systems Development, improvement, and strengthening of													
	1) IP4-Regional Palakassang													
	2) IP4-Tanampala													
	3) IP4-Bontolanga													
	4) IP4-Caba													
	5) IP4-Baling													
	6) IP4-Mamminasata													
	b) Development, improvement, and strengthening of solid waste collection system													

APPENDIX (3) Development programs in the Presidential Regulation for Mamminasata Urban Area (3/5)

No.	Development Project/Programs Spasial area Mamminasata Urban Area (according to Presidential Regulation)	Location										Time Frame				
		MA	MA	MA	MA	MA	MA	MA	MA	MA	MA	MA	MA	MA	MA	MA
II. REALIZATION OF SPATIAL PATTERNS																
A. CONSERVATION ZONES																
1. Zone U1 Conservation Areas providing protection toward delicate areas																
a	Restoration, rehabilitation, development, and improvement of delicate areas															
b	Restoration, rehabilitation, development, and improvement of areas to prevent erosion and sedimentation															
c	Restoration, rehabilitation, development, and improvement of areas for ground hydrologic function preservation															
d	Restoration, rehabilitation, development, and improvement of areas for dameller settlement issues															
2. Zone U2 Local Protected Areas																
Restoration, rehabilitation, development, and improvement of functions of coastal area, lake, or dam sediments as well as urban green open space																
3. Zone U3 Natural Conservation Areas, Natural Preserves, and Cultural Conservation Areas																
a	Restoration, rehabilitation, development, and improvement of functions of Komaraj Panna Park															
b	Restoration, rehabilitation, development, and improvement of functions of Baharijany-Bulus arang National Park															
c	Restoration, rehabilitation, development, and improvement of functions of coastal wetlands															
d	Restoration, rehabilitation, development, and improvement of functions of cultural and scientific preserves															
4. Zone U4 Natural Disaster prone Areas																
a	Restoration, rehabilitation, development, and improvement of landslide-prone areas															
b	Restoration, rehabilitation, development, and improvement of flood-prone areas															
5. Zone U5 Geologic Conservation Areas																
a	Restoration, rehabilitation, development, and improvement of areas with erosion and landslides															
b	Restoration, rehabilitation, development, and improvement of water spring safety areas															
6. Zone U6 Other Conservation Areas																
a	Restoration, rehabilitation, development, and improvement of Komaraj Huking Park area															
b	Restoration, rehabilitation, development, and improvement of functions of conservation areas located in coastal and small islands															
B. DEVELOPMENT ZONES																
1. Zone B1																
Restoration, rehabilitation, development, and improvement of functions of area allocations in Zone B1																
1	High areas residential															
2	General residential															
3	Un-serviced dormitories															
4	Trade and services (international, national, and regional scales)															
5	Higher education															
6	Sports international, national, and regional scales															
7	Healthcare international, national, and regional scales															
8	Manufacturing industries															
9	Other industries															
10	Business and office (international, national, and regional scales)															
11	Seasonal transportation (international, national, and regional scales)															
12	Local transportation (international, national, and regional scales)															
13	Health and leisure															
14	Religion															
15	Marketing, education, socio-cultural events															

APPENDIX (3)
Development programs in the Presidential Regulation for Mamminasata Urban Area (4/5)

No.	Development Project/Programs Sesuai with Mamminasata Urban Area (According to Presidential Regulation)	Main Program Indicators										Time Frame			
		MM	MK	MT	GT	TK	TR	PR	CD	OL	SO	ST	SP	SS	
3. Zone B2															
Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B2															
1.	rehabilitasi kawasan perumahan														
2.	bidang perencanaan pembangunan														
3.	infrastruktur dan layanan (regional scale)														
4.	higher education														
5.	schools														
6.	healthcare														
7.	manufacturing industries														
8.	fishery industries														
9.	passenger and cargo transportation services (regional scale)														
10.	second transportation (regional scale)														
11.	airline transportation (international, national scale)														
12.	defense and security														
13.	tourism														
14.	agriculture														
3. Zone B3															
Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B3															
1.	low density residential														
2.	trade and services														
4. Zone B4															
Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B4															
1.	low density residential														
2.	land cultivation														
3.	dr. cultivation														
4.	plantation														
5.	fishery														
6.	animal husbandry														
7.	agriculture														
5. Zone B5															
Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B5															
1.	low density residential														
2.	staple crop cultivation														
3.	staple crop cultivation														
4.	Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B5														
5.	Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B5														
6.	Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B5														
7.	Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B5														
8.	Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B5														
9.	Rehabilitasi, revitalisasi, pengembangan, dan peningkatan fungsinya di area allocations in Zone B5														

APPENDIX (3)
Development programs in the Presidential Regulation for Mamminasata Urban Area (5/5)

No	Main Program Indications	Location										Franchising					Time Zone				
		UM	UR	UR	OW	TK	NU	POW	CO	Q.SOF	USST	USST	USST	USST	USST	USST	USST				
Development Programs Shared with Mamminasata Urban Area (according to Presidential Regulation)																					
6.	Zone B6 Regulation, reclamation, development and improvement of locations of production areas as buffer zone for Zone U1 (Conservation Forest)																				
7.	Zone B7																				
a.	Regulation, reclamation, development and improvement of functions of areas such as in Zone B7:																				
	1) Ecotourism/leisure/recreation area																				
	2) Urban																				
b.	Regulation, reclamation, development and improvement of functions of Fishing Site, Fish Auction Site and Fishery Landing Site																				
c.	Regulation, reclamation, development and improvement of functions of fishermen's residential area and marine tourism																				
d.	Regulation, reclamation, development and improvement of functions of Fishing Development Areas																				
e.	Regulation, reclamation, development and improvement of functions of Urban Parks																				
C. SUPPORT ZONES																					
1.	Zone P1 Regulation, reclamation, development and improvement of Zone P1 which provides protection for Zone U, Coastal Station in order to prevent pollution and damage to marine life																				
2.	Zone P2 Regulation, reclamation, development and improvement of Zone P2 which provides protection for Zone U, Coastal Station in order to control flows, pollution and damage to marine life																				
3.	Zone P3 Regulation, reclamation, development and improvement of Zone P3 which provides protection for Zone P1 as a buffer zone for urban development areas																				
4.	Zone P4 Regulation, reclamation, development and improvement of Zone P4 which provides protection for Zone B and C as the environment carrying capacity areas																				
5.	Zone P5 Regulation, reclamation, development and improvement of Zones U1 and C1 to prevent erosion, water infiltration, sand/deposition, and water contamination with low environmental carrying capacities																				
D. CONTROL OF MAMMINASATA URBAN AREA WITH SUPPLAS ON DMS/STR UTILIZATION																					
	Regulation, reclamation, development and improvement of dissipation areas, recreation roads and sites																				

Note: Q.SOF = other legitimate sources of luxury

APPENDIX (4)

Drawing and map list for permit application¹⁸

Technical drawings for application of development permission and its description are as follows.

Item	Drawing/Map	Note
Location map of project site	<ul style="list-style-type: none"> - Location of project site on General Spatial Plan Map* - Location of project site on Detail Spatial Plan Map (If formulated) 	
Premises of project site	<ul style="list-style-type: none"> - Boundary of project site* - Province/City/District administration boundary* - Address of the project site* 	
Current condition analysis on project site	<ul style="list-style-type: none"> - Boundary of development area * - Existing road in/ around project site* - River/stream in/around project site(with water flow direction) - Forest/wood land - Swamp/lake/pond - Farm land - Existing Utility/public facilities (including high-voltage power line) - Settlement (village/house)* 	- Area configuration table by existing land use category should be attached.
Land use plan	<p>Land use plan map should be submitted including at least followings*:</p> <ul style="list-style-type: none"> - Boundary of project site - Location, shape & name of road, park/green, utility & public facility - Shape and usage of plot - Location and shape of buffer area, river/stream, lake/pond 	<ul style="list-style-type: none"> - Area p configuration table by planned land use category should be attached.* - Plan of population and household number should be attached in case of residential development project.*
Land reclamation plan	<ul style="list-style-type: none"> - Boundary of project site - Distribution of earth cutting or filling - Location of cliff and retaining wall planned - Cross section of cliff/slope (in case of large cliff/slope) - Plan of surface protection of cliff/slope 	
Road plan	<ul style="list-style-type: none"> - Boundary of project site* - Location of road network by type of road - Vertical slope plan of major road - Typical road cross section by type of road with carriageway, pedestrian deck, median, gutter, street tree, street light, etc.* 	
Public transportation plan	<ul style="list-style-type: none"> - Boundary of project site - Location of public transportation facility such as bus stop - Typical design of public transportation facility such as bus stop 	
Water supply plan	<ul style="list-style-type: none"> - Boundary of project site* - Plan of water resource* - Plan of water supply facility (location, shape, design of water-supplying facilities* - Location of fire-plug (hydrant) 	<ul style="list-style-type: none"> - Water demand estimate should be attached.* - Calculation of main pipeline diameter should be attached.
Drainage plan	<ul style="list-style-type: none"> - Boundary of project site* - Plan of drainage facilities (location, typical section, material, flow direction)* 	- Calculation of discharge capacity of drainage facility to counter predicted rain

¹⁸ JICA Expert Team suggestions

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

Item	Drawing/Map	Note
	<ul style="list-style-type: none"> - Drainage facility outside connecting drainage facility of project site (location, name, cross section, administrating organization)* - Vertical slope design of drainage facility - Location, shape and capacity of flood control system inside project such as retention pond in case of needed 	<ul style="list-style-type: none"> discharge volume should be attached. - Calculation of necessary volume of retention pond should be attached.
Waste water treatment plan	<ul style="list-style-type: none"> - Boundary of project site* - Plan of waste treatment method* - Plan of sewerage facility (location, typical section, material, flow direction) in case of off-site sewerage system is introduced. - Typical design of septic tank in case of on-site waste water treatment method is introduced. 	<ul style="list-style-type: none"> - Calculation of waste water volume should be attached.* - Calculation of main sewer diameter should be attached in case of off-site system.
Solid waste disposal plan	<ul style="list-style-type: none"> - Boundary of project site* - Plan of solid waste disposal method* - Typical design of garbage stock spot/yard in project site 	<ul style="list-style-type: none"> - Garbage volume estimate should be attached.*
Power supply plan	<ul style="list-style-type: none"> - Boundary of project site* - Plan of power supply method* - Location of power supply facility in project site 	<ul style="list-style-type: none"> - Power demand estimate should be attached.*
Park and green facility plan	<ul style="list-style-type: none"> - Boundary of project site* - Location of park and green facility/buffer green - Design of major parks* 	<ul style="list-style-type: none"> - List of park and green facility with area (m²) and purpose, responsible organization for construction should be attached.*
Public facility plan	<ul style="list-style-type: none"> - Boundary of project site* - Location of public facility (education facility, healthcare facility, and other community facility)* 	<ul style="list-style-type: none"> - List of site area of public facility with park area (m²), responsible organization for construction should be attached.*
Land registration	<ul style="list-style-type: none"> - Coordinates of major points of project boundary and major intersections of major road for registration in Cadastral map 	

Note: /1 Item with* is prerequisite.

/2 Compass direction and scale should be shown in all drawing and maps.

APPENDIX (5)
Check list for principle permit

Evaluation form

for

Principle Permit

of

Land Development Application

Concerning

Name of Project & Applicant

	Date	Organization/Signature
<input type="checkbox"/> Approved		
<input type="checkbox"/> Not approved		
<input type="checkbox"/> Conditionally approved Comment:		
<input type="checkbox"/> Other Comment:		

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

1. List for Application Document Submitted by Applicant (Principle Permit)

Item		Availability			Note		
1	Application form of the land development project	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need			
2	Qualification of developer						
	Corporation certificate	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need			
	ID card	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need			
	2 copies of ID photo	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need			
3	Location map	Location and extent of development area (by ha) should be indicated in the map.		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
4	Development area size	Dev. area: ha					
5	Plan of land use, land grading, infrastructure, utility, public facility, and center area plan (Plan explanation note and drawings) (Refer to Appendix 3: Drawing and Map List of Manual & Technical Standards for Control of Spatial Utilization in Mamminasata)	Land use plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Road network plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Park and green space plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of land grading/reclamation plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of drainage facility & flood control plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of water supply facility plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of waste water treatment plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of solid waste disposal plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of power supply plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of telecommunication plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of emergency control	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of public facility plan (education, healthcare, religious, commercial, cultural, etc.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan principle of center area plan (commercial/ business)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
		Plan of typical house (storey, green space)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
Plan of other buildings if planned (storey, green space)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need				

Signature _____

Date _____

2. Responsible Organization for Evaluation

Item		Reason		Note
Project	Development area for non-agricultural land development	<input type="checkbox"/> 1 ha more	<input type="checkbox"/> 1 ha less	
	Development area for agricultural land development	<input type="checkbox"/> 25 ha more	<input type="checkbox"/> 25 ha less	
	Inter-regional project	<input type="checkbox"/> interregional	<input type="checkbox"/> regional	
	National/provincial road side project	<input type="checkbox"/> road side	<input type="checkbox"/> not road side	
	Priority project of Maminasata SP	<input type="checkbox"/> priority project	<input type="checkbox"/> not priority	



Responsible organization for evaluation on Principle Permit	<input type="checkbox"/> Province	<input type="checkbox"/> City/District	Note:
		<input type="checkbox"/> Makasar <input type="checkbox"/> Maros <input type="checkbox"/> Gowa <input type="checkbox"/> Takalar	

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

3. Evaluation on Land Development Application (Principle Permit)

Item		Evaluation issue	Evaluation Results		Note
1	Qualification of developer	Corporate certificate, ID card, ID photo	<input type="checkbox"/> qualify	<input type="checkbox"/> disqualify	
2 Synchronization to GSP of Mamminasata					
(1)	Land use	Synchronization with GSP land use pattern should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
(2)	Infrastructure, utility, social facility	Synchronization with infrastructure/utility plan of GSP should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
(3)	Environmental impact	Refer to environmental impact consideration note	<input type="checkbox"/> no problem	<input type="checkbox"/> problem	
3 Synchronization to GSP of Province					
(1)	Land use	Synchronization with GSP land use pattern should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
(2)	Infrastructure, utility, social facility plan	Synchronization with infrastructure/utility plan of GSP should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
(3)	Environmental impact	Refer to environmental impact consideration note	<input type="checkbox"/> no problem	<input type="checkbox"/> problem	
4 Synchronization to GSP of City/District					
(1)	Land use	Synchronization with GSP land use pattern should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
5 Synchronization to DSP of City/District (in case DSP is available)					
(1)	Land use	Synchronization with DSP land use zoning should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
6	Technical check concerning plan of infrastructure, utility, social facility	Refer to 4. Check List for Technical Standards	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	



7 Total evaluation	<input type="checkbox"/> approved	<input type="checkbox"/> not approved	<input type="checkbox"/> conditionally approved	<input type="checkbox"/> others
8 Order of amendment				

Signature _____

Date _____

4. Check List for Technical Standards of Land Development Application (Principle Permit)

Item		Check result		
1	Road Network			
(1)	Width of outside road connecting with development land	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(2)	Width of road network inside the site	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(3)	Typical road section (sidewalk, gutter, tree, light)	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
2	Quantity of green space (private green 10% more)	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
3	Design principle of land grading and land reclamation	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
4	Design principle of drainage and flood control facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
5	Design principle of water supply facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
6	Design principle of waste water treatment facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
7	Design principle of solid waste disposal	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
8	Design principle of power supply	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
9	Design principle of telecommunication facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
10	Design principle of emergency control (fire, disaster)	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
11	Public facility			
(1)	Design principle of education facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(2)	Design principle of healthcare facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(3)	Design principle of public and governmental facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(4)	Design principle of religious facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(5)	Design principle of trade commercial facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(6)	Design principle of cultural & recreational facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(7)	Design principle of public car parking	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary

Note: /1 Refer to "Manual & Technical Standards for Control of Spatial Utilization in Mamminasata" for details.

/2 House and building design will be checked in the evaluation process of building construction permit.

Signature _____

Date _____

APPENDIX (6)
Check list for location permit

Evaluation Form

for

Location Permit

of

Land Development Application

Concerning

Project & Applicant Name

	Date	Organization/Signature
<input type="checkbox"/> Approved		
<input type="checkbox"/> Not approved		
<input type="checkbox"/> Conditinally approved Comment		
<input type="checkbox"/> Other Comment		

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

1. List for Application Document Submitted by Applicant (Location Permit)

Item		Availability			Note	
1	Application form of the land development project	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
2	Location map	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
3	Certificate of Principle Permit approved	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> awaiting		
4	Plan of land use, land grading, infrastructure, utility, public facility, and center area plan (plan explanation note and drawings) (Refer to Appendix 3: Drawing and Map List of Manual & Technical Standards for Control of Spatial Utilization in Mamminasata)	Land use plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Road network plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Plan of public transportation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Park and green space plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Land grading & reclamation plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Drainage facility plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Flood control system plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Water supply facility plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Waste water treatment plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Solid waste disposal plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Power supply plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Telecommunication plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Emergency control (hydrants, etc.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
		Public facility plan (education, healthcare, religious, commercial, cultural, etc.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
Center area plan (commercial/business)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need			
Plan of typical house (storey, green space, setback)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need			
Plan of other buildings if planned (storey, green space, setback)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need			
5	Basic agreement document with administrative organization for sharing of construction, connection, operation, maintenance of infrastructure, utility, common facility	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		
6	Initial environment examination (IEE) if necessary	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need		

Signature _____

Date _____

2. Evaluation on Land Development Application (Location Permit)

Item		Evaluation issue	Evaluation		Note
1	Principle Permit approved		<input type="checkbox"/> issued	<input type="checkbox"/> not issued	
2	Synchronization to GSP of City/District				
(1)	Land use plan	Synchronization with GSP land use pattern should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
(2)	Infrastructure, utility, social facility plan	Synchronization with infrastructure/utility plan of GSP should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
(3)	Environmental impact	Refer to IEE note	<input type="checkbox"/> qualified	<input type="checkbox"/> unsynchronized	
3	Synchronization to DSP of City/District (in case DSP is available)				
(1)	Land use plan	Synchronization with DSP land use zoning should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
(2)	Infrastructure, utility, social facility plan	Synchronization with infrastructure/utility plan of DSP should be checked.	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized	
(3)	Environmental impact	Refer to IEE note	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	
4	Basic agreement with administrative organization for sharing of construction, connection, operation, maintenance of infrastructure, utility, common facility		<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	
5	Technical check concerning plan of infrastructure, utility, social facility (refer to Table 3)		<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	



8 Total evaluation	<input type="checkbox"/> approved
	<input type="checkbox"/> not approved
	<input type="checkbox"/> conditionally approved
	<input type="checkbox"/> others
9 Order of amendment	

Signature _____

Date _____

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

3. Check List for Technical Standards of Land Development Application (Location Permit)

Item		Check result				
1	Road Network					
	(1)	Width of outside road connecting with development land	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(2)	Width of road network inside the site	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(3)	Road design (sidewalk, gutter, tree, light)	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(4)	Pedestrian deck (width & design)	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(5)	Road structure (bridge, flyover, etc.)	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(6)	Public transportation facility	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
2	Parks & green space					
	(1)	Quantity of green space (private green 10% more)	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(2)	Design of park	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(3)	Design of buffer green	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(4)	Design of building setback along road	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
3	Land grading and land reclamation plan		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
4	Drainage/flood control					
	(1)	Drainage and flood control facility inside the site	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
	(2)	Retention pond for flood prevention in downstream	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
5	Water supply facility including drinking water supply		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
6	Waste water treatment facility		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
7	Garbage /solid waste collection		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
8	Power supply		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
9	Telecommunication service facility		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
10	Emergency management (hydrants/extinguisher tank, etc.)		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
11	Public facility					
	(1) Education facility	a.	Kinder garden	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		b.	Elementary school	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		c.	Junior high school	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		d.	Senior high school	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		e.	Small library	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
	(2) Healthcare facility	a.	Posyandu	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		b.	Community healthcare ward	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		c.	Maternity wards	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		d.	Auxiliary public healthcare center	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		e.	Public healthcare center	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		f.	Healthcare practices	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
		g.	Drugstore	<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
	(3)	Public and governmental facility		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary
(4)	Religious facility		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
(5)	Trade commercial facility		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
(6)	Cultural & recreational facility		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
(7)	Public car parking		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	
(8)	Others		<input type="checkbox"/> OK	<input type="checkbox"/> No	<input type="checkbox"/> unnecessary	

Note: /1 Refer to "Manual & Technical Standards for Control of Spatial Utilization in Mamminasata" for details.
/2 House and building design shall be checked in the evaluation process of building construction permit.

Signature

Date

APPENDIX (7)
Check list for land utilization permit

Evaluation Form

for

Land Utilization Permit

of

Land Development Application

Concerning

Project & Applicant Name

	Date	Organization/Signature
<input type="checkbox"/> Approved		
<input type="checkbox"/> Not approved		
<input type="checkbox"/> Conditinally approved Comment		
<input type="checkbox"/> Other Comment		

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

1. List for Application Document Submitted by Applicant (Land Utilization Permit)

Item		Availability		
1	Application form of the land development project	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need
2	Location map Location map in case of revised or supplemental information	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need
3	Certificate of Principle Permit approved	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> awaiting
4	Certificate of Location Permit approved	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> awaiting
5	Location map issued by National Land Agency (cadastral map) for certifying land acquisition of the project site	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> others
6	Recommendation document of village chief and head of sub-district	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> others
7	Agreement document with administrative organization for sharing of construction, connection, operation, maintenance of infrastructure, utility, common facility	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> others
8	Plan drawings of infrastructure, utility, public facility in case of revision, supplemental information	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need
9	Plan of house in case of revision, supplemental information	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need
10	Plan of other buildings in case of revision, supplemental information	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need
11	EIA	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need

Signature _____

Date _____

2. Evaluation on Land Development Application (Land Utilization permit)

	Item	Evaluation		note
1	Principle Permit approved	<input type="checkbox"/> issued	<input type="checkbox"/> not issued	
2	Location Permit approved	<input type="checkbox"/> issued	<input type="checkbox"/> not issued	
3	Location map issued by National Land Agency (cadastral map)	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	
4	Recommendation of village chief and head of sub-district (inclusive of land acquisition certificate concerning project site if possible)	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	
5	Agreement document with administrative organization for sharing of construction, connection, operation, maintenance of infrastructure, utility, common facility	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	
6	Check on synchronization with GSP of City/District in case of project plan amendment	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	<input type="checkbox"/> unnecessary
7	Check on synchronization with DSP of City/District in case of project plan amendment	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	<input type="checkbox"/> unnecessary
8	Technical check concerning plan of infrastructure, utility, social facility in case of revision, supplemental information	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	<input type="checkbox"/> unnecessary
9	Environmental impact assessment (national and social)	<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified	



7 Total evaluation	<input type="checkbox"/> approved
	<input type="checkbox"/> not approved
	<input type="checkbox"/> conditionally approved
	<input type="checkbox"/> others
8 Order of amendment	
9 Comments	

Signature _____

Date _____

APPENDIX (8)
IMB review mechanism

Evaluation Form

for

Building Construction Permit

Concerning

<i>Applicant Name & Address</i>	
Name of applicant:	
Address of applicant:	
Address of building applied:	

	Date	Organization/Signature
<input type="checkbox"/> Approved		
<input type="checkbox"/> Not approved		
<input type="checkbox"/> Conditionally approved		
<input type="checkbox"/> Other		

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

1. List for Application Document Submitted by Applicant (Building Construction Permit)

Item		Availability			
1	Application form of the building construction	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
2	Location map	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
3	Plan drawings of house and plot	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
4	Certificate of Principle Permit, Location Permit, Land Utilization Permit approved	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> awaiting	
5	Recommendation document of village chief and head of sub-district	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
6	Agreement of neighbors (Neighbors who's plot boundary touches with plot boundary of applied building construction)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> no need	
7	Construction plan summary				
1) Building use	<input type="checkbox"/> Residential <input type="checkbox"/> Shop/office <input type="checkbox"/> Factory/storag <input type="checkbox"/> Public <input type="checkbox"/> Others				
2) Plot size	m ²	3) Building area	m ²	4) BCR	%
5) Total floor area	m ²	6) FAR	%	7) Number of floor	storey

Signature _____

Date _____

2. Evaluation on Building Construction Permit

	Item	Evaluation issue	Evaluation	
1	Synchronization to GSP of City/District			
(1)	Land use plan		<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized
2	Synchronization to DSP of City/District (in case DSP is available)			
(1)	Building use	Synchronization with DSP land use zoning of ()	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized
(2)	BCR	Synchronization with BCR code of DSP with (%)	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized
(3)	FAR	Synchronization with FAR code of DSP with (%)	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized
(4)	Height	Synchronization with building height code of DSP with (storey)	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized
(5)	Setback	Synchronization with building setback standard by type of road with (m)	<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized
(6)	Others		<input type="checkbox"/> synchronized	<input type="checkbox"/> unsynchronized
3	Recommendation of village chief and head of sub-district		<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified
4	Agreement of neighbors		<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified
5	Technical check concerning nuisance permit		<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified
6	Technical check concerning building structure		<input type="checkbox"/> qualified	<input type="checkbox"/> disqualified
7	Total evaluation	<input type="checkbox"/> approved <input type="checkbox"/> not approved <input type="checkbox"/> conditionally approved <input type="checkbox"/> others		
8	Order of amendment			

Signature _____

Date _____

APPENDIX (9) Example of land use plan of residential land development project

Land use plan of a residential land development project is shown as an example of park and green area design.

- Total development area: 20 ha
- Private area: 60% of total development area (Ministry of Public Housing)
- Public area: 40% of total development area (Ministry of Public Housing)
- Private green area: 10% of total development area (Spatial Management Law)
- Public green area: 20% total development area (Spatial Management Law)
- Park area is designed on the basis of technical standard of Pedoman 05/PRT/M/2008

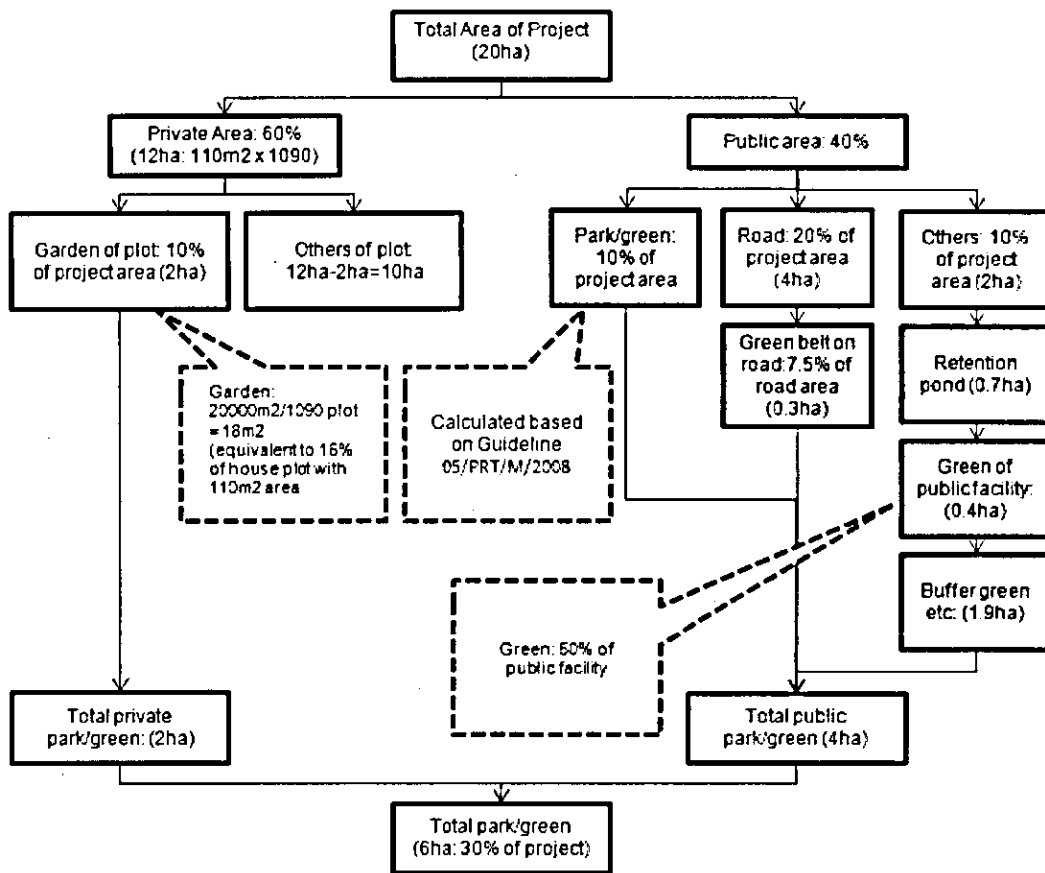


Figure: Example of park and green area calculation of residential land development project

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

Example of land use plan of residential land development project

Development area: 20ha Planned population:
4,300persons

		coverage (pop) /1	Num. needed	area/ unit (m ²)/1	area (m ²)	(%)	Remarks
1	Residential plot				118,130	59.0%	110m ² x1,090 plots=120,000m ²
2	Shop/toko	250	17	110	1,870	1.0%	
3	Public land use				80,000	40.0%	40% by Ministry of Public Housing
	1) Road				40,000	20.0%	20% is assumed for road area
	2) Park &Green				6,750	3.4%	12 Technical Standard (2) Parks & Green Space (see table below)
	3) Retention pond				7,000	3.5%	JICA Expert Team assumed.
	4) Kindergarten	1,250	3	500	1,500	0.8%	12 Technical Standard
	5) Elementary school	1,600	2	2000	4,000	2.0%	
	6) Healthcare facility	1,250	3	60	180	0.1%	
	7) Community healthcare ward	2,500	1	300	300	0.2%	
	8) Public/gov. facility	2,500	1	470	470	0.2%	
	9) Religious facility	2,500	1	600	600	0.3%	
	10) Community hall	2,500	1	300	300	0.2%	
	11) Other (buffer green, etc.)				18,900	9.5%	
4	Total				200,000	100%	

/1: 12 Technical Standards

(ref.) Calculation of necessary park/green

For residential land development with 20 ha (4,300 population), the developer will construct 17 Taman RT, 2 Taman RW with 6,750 m² area in accordance with park/green space standard (Pedoman 05/PRT/M/2008) as shown in the table below.

Calculation of Necessary Area of Park and Green by Technical Standard

Park & Green	Unit area/ capita (m ²)	Planned pop.	Site area needed (m ²)	Num. of park needed	Unit area (m ²)	Total area needed (m ²)
Taman RT	1	4,300	4,300	17	250	4,250
Taman RW	0.5	4,300	2,150	2	1,250	2,500
Taman Kelurahan	0.3	4,300	1,290	0	9,000	0
Taman kecamatan	0.2	4,300	860	0	24,000	0
Cemetery	1.2	4,300	5,160	0		0
Taman Kota	0.3	4,300	1,290	0	144,000	0
Forest Kota	4.0	4,300	17,200	0		0
Others	12.5	4,300	53,750	0		0
Total	20.0		7,740			6,750

Standard of Park/Green; Pedoman 05/PRT/M/2008

Neighborhood unit	Type of park/green	Minimum size/unit (m ²)	Minimum area/capita (m ²)
250 pop.	Park RT	250	1.0
2,500 pop.	Park RW	1,250	0.5
30,000 pop.	Park Kelurahan	9,000	0.3
120,000 pop.	Park Kecamatan	24,000	0.2
	Cemetery		1.2
480,000 pop.	Park Kota	144,000	0.3
	City forest		4.0
	Others		12.5
Total			20.0

Prepared through cooperation between



**Mamminasata Metropolitan Development Cooperation Board
(MMDCB)**



**Dinas of Spatial Planning and Settlement of South Sulawesi
Province**

through Technical Support by



Directorate General of Spatial Planning, Ministry of Public Works



**JICA Technical Coordination Project on Enhancement of Urban
Development Management in the Mamminasata Metropolitan**

MMDCB

**MANUAL ON TRAINING
IMPLEMENTATION IN
MAMMINASATA URBAN AREA**

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PART I: INTRODUCTION

1 Background

Mamminasata Urban Area or Mamminasata Metropolitan Area¹ (hereinafter referred to as Mamminasata Area), composed of the entire Makassar City, a part of Maros District, a part of Gowa District (Sungguminasa), and of the entire Takalar District, is the only and the largest Urban Area in Eastern Indonesia with population of over 2 million (Area: 2,476 km²). Due to urbanization of Makassar City and surrounding areas and as an answer to assist the urban development and controlling, it is necessary to establish Mamminasata Urban Area in order to strengthen efficient infrastructure, public service and land use control to secure urban environment and promote economic growth.

Government of Indonesia has enacted new Spatial Management Law (No 26 of 2007) in 2007, which becomes the legal umbrella for spatial management in Indonesia. The Law mandated the "Spatial Management" as "a system for process of spatial planning, spatial utilization, and spatial utilization control." Consequently, regional governments (province and district/city) are required immediately to formulate/revise and synchronize their general spatial plan along with specific spatial plans.

As one of the instructions of the Law and to set up the nation-wide spatial management, Government has enacted Government Regulation No 26 of 2008 concerning National General Spatial Plan as the base for the spatial planning in Indonesia, by which Mamminasata Urban Area is designated as one of national strategic areas (KSN), which requires Presidential Regulation to stipulate spatial management of Mamminasata Urban Area.

In addition, Government Regulation No. 15 of 2010 concerning Implementation of Spatial Management has been enacted in 2010 as the implementing procedure of spatial management, which aims to realize the order of spatial management implementation, provide legal certainty to all stakeholders in regards to carry out the tasks and responsibilities as well as its rights and obligation in the implementation of spatial management, and realize a justice for all stakeholders in the whole aspects of spatial management implementation.

¹ According to Presidential Regulation No. 55 of 2011, Mamminasata is clarified as "Urban Area". Since "Metropolitan Area" had been used widely by stakeholders to describe Mamminasata prior to stipulation of the Presidential Regulation, Metropolitan Area is used for some legal bases issued before the Presidential Regulation is enacted.

And finally, Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Makassar, Maros, Sungguminasa, and Takalar (Mamminasata) Urban Area has been enacted in September 2011 as the legal umbrella for Spatial Management, which serves as operational tool of National General Spatial Plan and as coordination tools of development implementation in Mamminasata Area and has function as guidance for:

- a. Formulation of development plan in Mamminasata urban area;
- b. Spatial utilization and control over spatial utilization in Mamminasata urban area;
- c. Realization of and integration, synchronization and balance of development among district/city, as well as harmony among sectors in Mamminasata area
- d. Stipulation of location and spatial function for investment in Mamminasata area;
- e. Provincial and district/city spatial management in Mamminasata area;
- f. Management of Mamminasata area;
- g. Realization of integration of Mamminasata area development and its surroundings.

For the smooth and efficient urban development management in Mamminasata Metropolitan Area, in 2003 Government of South Sulawesi Province established a functional organization so-called Mamminasata Metropolitan Development Cooperation Board (hereinafter referred to as MMDCB) to take care of coordination aspects of Mamminasata. For operational aspects, in 2009 the Government of South Sulawesi Province has also established UPTD (Technical Implementing Unit) for Mamminasata under Dinas of Spatial Planning and Settlement of South Sulawesi Province.

Due to its status as the national strategic area, central government has established central government working unit in the region which is so called SNVT KSN for Mamminasata Urban Area² for smooth implementation of national programs in South Sulawesi Province.

In order for effective and efficient implementation of spatial management, UPTD Mamminasata, MMDCB and SNVT Mamminasata are in charge of implementing training programs on urban development management for the city/districts. With support of the JICA Technical Cooperation Project, UPTD Mamminasata, MMDCB and SNVT Mamminasata have prepared this manual of training implementation program which includes syllabuses, training materials, schedules and other related materials through capacity assessment, trainings of trainers (TOT) and trial trainings from 2009. In addition, this document refers to guidelines regulated in Government Regulation No. 15/2010 concerning Implementation of Spatial Management

² SNVT KSN for Mamminasata Urban Area has been established in 2011 as the extension of central government (Directorate General of Spatial Planning, Ministry of Public Works) and there is a possibility for the change of the title depending on requirement and condition

2 Objectives

The objective of this document is to support trainers from UPTD Mamminasata and MMDCB staff members and other concerned agencies (hereafter 'trainers') in implementing trainings on urban development management for the city/districts which consists of Mamminasata Urban Area (Makassar city, Maros, Gowa and Takalar districts).

The trainings are necessary to be harmonized with the objectives of the Government Regulation No. 15/2010, and also contribute to capacity development of targeted participants (basically local government officials) in the city/districts. Considering these conditions, this document aims to provide trainers with outline and practical implementation procedure of trainings in the city/districts.

This document is composed of four parts; 'Part I Introduction', 'Part II Routine Trainings', 'Part III TOT (Training of Trainers) and 'Part IV Conclusion'. For TOT for officials from Mamminasata UPTD and MMDCB, please refer to Part III of this manual.

PART II: ROUTINE TRAININGS

1. Outline of Routine Trainings

a. Objectives of Routine Trainings

The objectives of routine trainings are to make officials of district/city government in Mamminasata;

- Acquire ability to implement spatial management along with concerned plans such as general spatial plans (national, provincial, Mamminasata, and their own) and detail spatial plan, zoning regulation, control and permission.
- Acquire ability to utilize manuals on spatial management prepared by UPTD Mamminasata, MMDCB in cooperation with JICA.
- Understand responsibility of provincial institutions and role such as UPTD Mamminasata and/ Provincial MMDCB in spatial management.

b. Role of Stakeholders for Training

For routine trainings, UPTD Mamminasata, MMDCB (as training provider) and the city/districts (as participants) have to share their roles. Training provider is composed of tasks as leader/coordinator, moderator, lecturer, and administrator.

Table 1. Stakeholders of Routine Trainings

Roles in Trainings		Institutions in Charge	
Training Provider	Leaders/Coordinator	Control overall management of trainings	UPTD MM head ,section heads, DG of Spatial Management
	Moderators	MC during trainings Preside trainings	UPTD MM
	Lecturers	Conduct lectures and case study	UPTD MM, MMDCB resource person and other resource persons
	Administrator	Manage logistics of trainings	Administration sub-division of UPTD MM
Beneficiaries	Participants	Beneficiaries of trainings	Dinas PU/Spatial Plan, BAPPEDA, BKPRD members of district/city and other related institutions

c. Three Training Processes

The trainings consist of three processes; (1) planning, (2) implementation and (3) evaluation.

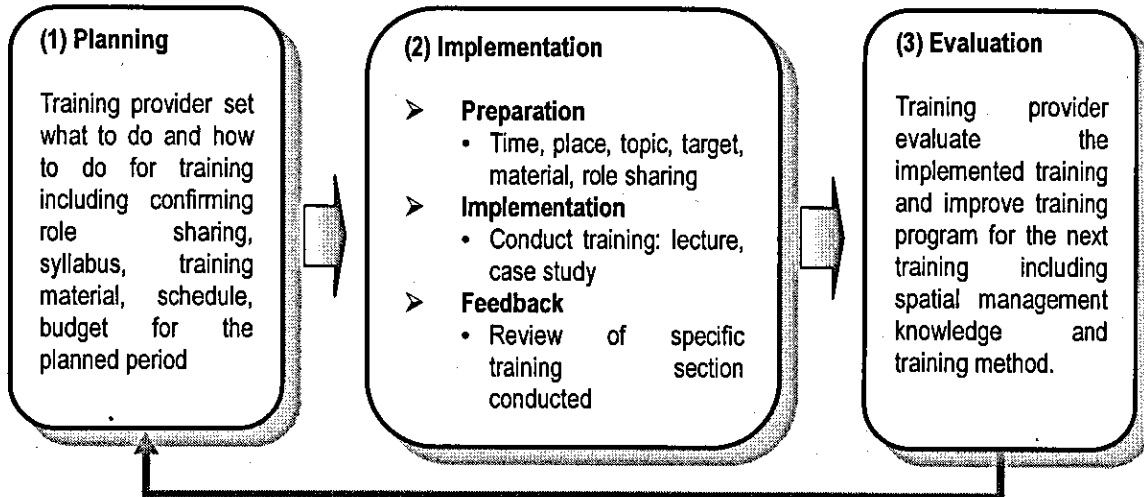


Figure 1. Training Process

2 Training (1) Planning Process

In planning process, following six components in the training implementation system; 1) trainers, 2) curriculum, 3) syllabus, 4) training materials, 5) schedule and 6) budget have to be confirmed to match the training needs of beneficiaries and any update on spatial management (new regulation, guideline, PU program/instruction).

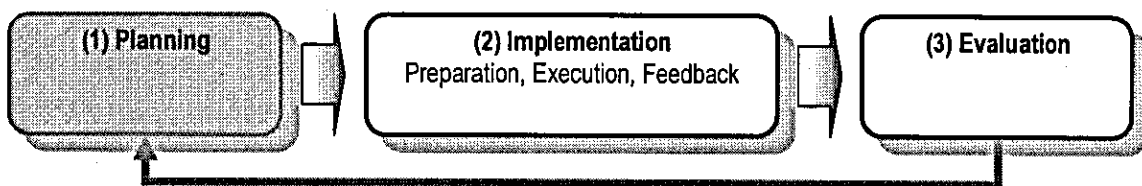


Figure 2. Position of Planning Process

a. Training Provider (responsibility and role sharing)

The training provider have four roles: leaders/coordinator, moderators, lecturers and administration. Based on the job description of UPTD MM and MMDCB, the role sharing among UPTD Mamminasata and MMDCB shall be confirmed based on the staff assignment. Organizational condition (structure, personnel) has to be examined to match task for training provider.

Table 2. Task of Trainers and Role Sharing

	Task of Trainers	Institutions in Charge
Leaders/Coordinator	Control overall management of trainings including coordinate with target group, preparation of agenda and material, and allocating tasks to staff.	UPTD MM head, section heads, DG of Spatial Management
Moderators	Manage the execution of training including explanation of objective, time management for lecture, and facilitating question and answer.	UPTD MM
Lecturers	Conduct lectures and case study on the concerned topics	UPTD MM, MMDCB resource person
Administrator	Manage logistics of trainings including room arrangement, invitation letter preparation, material distribution, other necessary arrangement	Administration sub-division of UPTD MM

b. Curriculum and Syllabus

Curriculum, which includes course and subjects, shows general structure of training. At the beginning of the fiscal year or prior to provide training, curriculum has to be reviewed. Training provider need to determine any additional course/subject and what subjects are needed for trainings. Basic structure of curriculum is shown below.

Point of review is shown below.

- Implementation stage of Mamminasata by province, and district/city
- New guidelines by the government

Table 3. Training Curriculum for the City/Districts

Course 1: Implementation of Spatial Management Implementation	
Subject 1-1:	Implementation of Spatial Management
Subject 1-2:	Presidential Regulation No. 55 Year 2011 on Spatial Plan of Mamminasata Urban Area
Course 2: Spatial Planning	
Subject 2-1:	General Spatial Plan Formulation
Subject 2-2:	Formulation of Detail Spatial Plan/ Zoning Regulation
Course 3: Spatial Utilization and Implementation of Mamminasata Program Priority	
Subject 3-1:	Spatial Utilization and Management of 11 Priority Programs of Mamminasata
Course 4: Spatial Utilization Control in Mamminasata	
Subject 4-1:	Development Permission Mechanism & Technical Standards
Course 5: Database Management by GIS	

Subject 5-1:	GIS Operational Procedure (Phase 1)
Subject 5-2:	GIS Operational Procedure (Phase 2)
Subject 5-3:	OJT
Subject 5-4:	Database Management

Syllabus will be a basis of preparing other training materials which shows detail of training including topics to be covered, expected output, time allocation, materials to be used, and role sharing among trainers. Therefore, trainers need to consider contents of syllabus carefully and make revision if necessary. The steps for confirming syllabus are as follows. A sample syllabus is attached as Appendix 1.

Point of review for preparing syllabus is shown below.

- New guideline prepared by the government
- Socialization by stakeholder which is relevant to training
- Any additional topic to be covered
- Change in organization structure/personnel, which may have impact on training (training provider and beneficiaries)

Table 4. Steps for Confirming Syllabus

Steps	
1)	<p>Confirm objectives</p> <ul style="list-style-type: none"> ➤ Recognize that objectives are basis of and related with other components to be considered in planning. ➤ Clarify what participants can do after the trainings finish.(e.g. they can formulate TOR for consultants, check and evaluate consultants work) ➤ Need to review, reconfirm or revise them in along with the progress in planning process.
2)	<p>Confirm topics and methods</p> <ul style="list-style-type: none"> ➤ Topics: confirm to cover necessary points for participants for achieving objectives ➤ Methods: confirm necessity of each method (lecture, case study, etc)
3)	<p>Confirm target participants</p> <ul style="list-style-type: none"> ➤ Identify the target divisions of the city/districts ➤ Specify the targets as much as possible (e.g. who, which division/commission, which level (echelon III/IV) ➤ Coordinate with head of related dinas to nominate officials as trainees, in order to have same officials throughout the whole trainings)
4)	<p>Decide implementation structure</p> <ul style="list-style-type: none"> ➤ Should be based on the position and task of UPTD Mamminasata and MMDCB ➤ Decide leaders, moderators, lecturers and administration (c.f. '2.a. Training Providers (responsibility and role sharing)
5)	<p>Confirm the number of sessions</p> <ul style="list-style-type: none"> ➤ Consider whether the time is enough for covering topics
6)	<p>Confirm training materials</p> <ul style="list-style-type: none"> ➤ Clarify distributing materials (handouts/ powerpoints for participants) and references (for trainers)
7)	<p>Confirm monitoring and evaluation</p>

	Steps
	<ul style="list-style-type: none"> ➤ Consider monitoring framework ➤ Consider necessity of evaluation methods to grasp participants' understandings (e.g. reflection sheets, questionnaires, tests, observations, interviews, etc)
8)	<p>Confirm output (and objectives again)</p> <ul style="list-style-type: none"> ➤ Confirm what participants can do after the training ➤ Consider consistency between objectives and outputs
9)	<p>Confirm role and responsibility</p> <ul style="list-style-type: none"> ➤ Role sharing within the province ➤ Role sharing with other institutions (PU, city/districts, private sectors...)
10)	<p>Confirm training frequency</p> <ul style="list-style-type: none"> ➤ Consider whether the training is necessary to conduct routine or non-routine ➤ If the training is routine, consider how often and when it is implemented (e.g. once a year in July) this related to regional annual budget estimation ➤ If the training is non-routine, consider the conditions for implementation (e.g. 1) when a regulation is changed, 2) when the personnel transfer in the province...)

c. Training Materials

After confirming and revising syllabus, training materials are also necessary to be confirmed and revised along with the changes in syllabus.

The steps for confirming and revising training materials are shown in the Table below. The lists of training materials for each syllabus are shown in 'Appendix 2.

Point of review for preparing training manual is shown below.

- New laws and regulation prepared by the government
- New guideline prepared by the government
- Socialization/seminar material by stakeholder which can be used for training
- Any additional topic to be covered

Table 5. Steps for Confirming and Revising Training Materials

	Steps	Remarks
1)	<p>Confirm (or revise if necessary) list of training materials</p> <ul style="list-style-type: none"> ➤ It should be in line with existing laws and regulations 	<ul style="list-style-type: none"> • Trainers have to consider basic policy on modifying materials (e.g. adding new information, improve presentation) • Trainers need to consider the amount of training materials • Training materials must be suitable with the objectives and duration of the trainings • participants' ability to absorb training materials • It could be possible to modify already existing materials used in other opportunities (TOT materials, laws, regulations, guidelines, or other socialization materials). In this case, please note that trainers have to consider how to
2)	<p>Clarify distributing materials (handouts/powerpoints for participants) and references (for trainers)</p>	
3)	<p>Confirm what is missing and what trainers have to make by themselves (e.g. powerpoints)</p>	

	Steps	Remarks
4)	Prepare and finalize the missing materials	modify the materials above for their own trainings.

* Every step should be based on syllabus

d. Schedule

For effective trainings, an annual schedule, which should include (i) planning, (ii) implementation and (iii) evaluation, has to be decided in line with the objectives, and considering needs and availability of participants.

Table 6. Items to be Included in Annual Schedule

1	Planning
1-1	Arrangement about training contents
1-2	Arrangement about facilities and equipment
1-3	Arrangement about participants
2	Implementation
2-1	Training in Makassar City
2-2	Training in Gowa District
2-3	Training in Maros District
2-4	Training in Takalar District
3	Evaluation
3-1	Review on participants
3-2	Review on training contents
3-3	Review on facilities and equipment

The sample training schedule is in the Appendix 3. Please note that it is just one example, and trainers need to revise the schedule considering the change in laws and regulations or work environments.

e. Budget

It is essential to secure the budget for trainings in order to maintain sustainability of training programs. In order to secure budget, it is necessary to confirm budgeting process in the province. Therefore, planning and cost estimation of the training for the next year is necessary to finish before July. UPTD Mamminasata /DG of Spatial Management is responsible for the process. The cost estimation mentioned above will be useful in budget negotiation. For cost estimation, it is necessary to consider the following items.

Table 7. Cost Items

Cost Items	Explanation	Budget Resources
Training materials	Costs for printing and photocopy, training kits, certificates, stationary	UPTD Mamminasata, DG of Spatial Management
Transportation	Fee for trainers and participants, car rental costs	UPTD Mamminasata, DG of Spatial Management
Meeting expenses	Meeting rooms, snacks, lunch	UPTD Mamminasata, DG of Spatial Management
Lecturers	UPTD Mamminasata, MMDCB and others (if any, such as PU or university)	UPTD Mamminasata, DG of Spatial Management

Note:

- If there is any regulation in the province, trainers need to follow it in cost estimation. A sample of cost estimation sheet is attached as Appendix 4.
- It is also necessary for budget request. As convincing evidence, the estimation has to be accurate and practical as much as possible.

<Notes> Differences between Socialization and Trainings

In preparing a syllabus, trainers need to note differences between socialization and trainings.

Socialization

- Relatively large number of participants (about 50-100)
- The objective is to announce given information publicly for sharing information.
- Lecture style is suitable.

Trainings

- Relatively small number of participants (about 10-30)
- The objective is to transfer knowledge and skills for capacity development.
- In addition to lecture and workshop style, case study and/or OJT should be considered.

<Notes> Harmonization with other responsibilities

For feasibility and sustainability of trainings, trainers need to consider other activities in the province and the city/districts in planning an annual schedule on training. For instance, trainers need to avoid a busy period for government officials (e.g. at the time of budget request), and to consider other activities in UPTD Mamminasata (e.g. monitoring on 11 priority programs).

3 Training (2) Implementation Process

In implementation process, trainers implement trainings as they planned in planning process. Implementation process requires coordination between provincial and city/district organizations, in addition to coordination among provincial organizations. Implementation is composed of (i) preparation, (ii) execution and (iii) feedback.

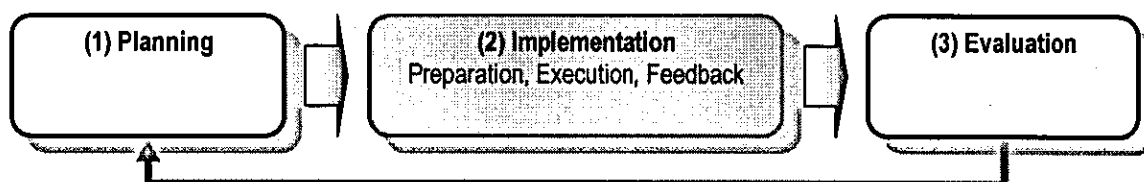


Figure 3. Position of Implementation Process

a. Preparation

In preparation, technical and administrative aspects have to be considered.

Technical aspect

For preparation, lecturers should confirm the followings points with consulting leaders, moderators and administrators. (for list of training provider please refer to Appendix 5)

Table 8. Preparation Points for Lecturers

	Points
1)	(Why): Objectives <ul style="list-style-type: none"> ➤ Recall the objectives; 'Why should we conduct the training?' and revise the program in along with programs.
2)	(What): Goals <ul style="list-style-type: none"> ➤ Goals are similar to objectives, but it has more specific and direct outcome of trainings. ➤ Trainers need to consider 'what participants will be able to do after trainings?', for make the trainings more efficient.
3)	(Who): Participants <ul style="list-style-type: none"> ➤ Nominate particular divisions/ persons, based on each syllabus. ➤ Closely contact with the person in charge in each city/district. A sample list of expected targets of the trainings is shown in Appendix 6 and list of contact persons in Appendix 7.
4)	(When): Time <ul style="list-style-type: none"> ➤ Prepare an agenda, considering time allocation: a basic allocation is as follows; <ul style="list-style-type: none"> - Registration - Opening (15 min): Today's objectives, speeches by high rank officials - Lecture (60 min) & Q&A (30 min) - Case study (90 min) & Q&A (30 min) - Closing (Wrap up) (10 min) - Filling up evaluation sheet (5 min) - A sample agenda is attached as Appendix 8.
5)	(Where): Venue

	<ul style="list-style-type: none"> ➤ Participants prefer informal situation in learning. Therefore, trainers need to <ul style="list-style-type: none"> - Create a relaxing situation but still focusing on the objectives of the training - Design an informal training environment which supports participants' interactive participation. - Ease physical movements of participants - Minimize physical and psychological distance among participants or between participants and trainers. ➤ For creating suitable environments for trainings, layouts of tables and chairs are major factors. Typical layouts of tables and chairs are as follows. <ul style="list-style-type: none"> - School Type - Island Type - Circle Type ➤ Each type has advantages for particular situations, therefore trainers need to change layouts based on objectives of trainings. For the details of each type, please refer to Appendix 9.
6)	<p>(How): Methods</p> <p>In training for the city/districts, three methods are basically used; lectures, case study and reflection.</p> <ul style="list-style-type: none"> ➤ Lectures: Listen, See, Consider In lectures, participants are expected to review their own knowledge or to learn newly introduced ideas, law and regulations by listening, seeing and considering. ➤ Case study: Exercise, Experience, Create In case study, participants are expected to learn how they can apply into real or sample case what they learn in lectures. Through case study, participants have an opportunity for exercising, experiencing and creating. ➤ Reflection: Discuss, Share, Deepen Reflection will be formed as Q&A session and filling up reflection sheets at the end of a session. By discussing, sharing ideas and experiences, participants can deepen their understanding.

Administrative aspect

Administrator should confirm the followings, with consulting leaders/coordinator, moderators and lecturers during preparation.

Table 9. Preparation Steps for Administration

	Points
1)	<p>Coordination within UPTD Mamminasata and MMDCB</p> <ul style="list-style-type: none"> ➤ Share information (Agenda, roles, objectives) ➤ Finalize data of training materials and save it in a PC which is used during trainings ➤ Print training materials (e.g. PowerPoint presentation handouts)
2)	<p>Coordination with the city/districts</p> <ul style="list-style-type: none"> ➤ Inform dates and venues ➤ Confirm participants ➤ Prepare and send invitations <p>A sample invitation is attached as Appendix 11.</p> <ul style="list-style-type: none"> ➤ Preview venues (size, layouts, etc)

3)	<p>Equipment</p> <ul style="list-style-type: none"> ➤ Projector ➤ PC ➤ Microphones (wired/ wireless) ➤ Pointer ➤ Camera
4)	<p>Cost</p> <ul style="list-style-type: none"> ➤ Printing costs for training materials ➤ Lecturers ➤ Cost for snacks and lunch ➤ Other costs, e.g room rental

<Notes> Participants: characteristics of adult participants

Adult participants have already experience in a certain work field, and are willing to learn when they feel ready. Therefore, trainers need to consider the following points.

- To select participants who feel ready to actively participate in the training
- To touch their mind and feeling through a description about training objectives which are relevant with their work responsibilities.
- To rely on their knowledge and experience as input in planning next training materials.
- To create their active participation as a source of learning.

<Notes> Time: Possible delay in trainings

In Indonesia, it is usual for government official to gather at trainings 30 minutes later than designated time. Therefore, trainers had better prepare an agenda which can overcome 30 minutes delay (e.g. set a coffee break which can skip if it is delayed).

<Notes> Methods: On the job training (OJT)

Lectures and case study are not enough to put their learning into practice. To support city/districts government officials, OJT is a useful scheme. Trainers are supposed to support city/districts by giving guidelines and answering questions properly and give advice based on their needs and requests during training.

<Notes> Methods: Importance of interactive trainings

Interactive trainings bring participants more than non-interactive trainings. Please note the following quotes on human behavior..

- If I hear, I will forget.
- If I see, I will remember.
- If I do, I will understand.
- If I find, I will utilize.

b. Execution

This execution sub-process explains mainly about what trainers do at the day of trainings.

Table 10. Execution Procedure

		Procedures
Before training	1)	Arrive at the place at least 15-20 minutes before the session starts
	2)	Check the venue (layouts of tables and chairs)
	3)	Set equipment (a PC, a projector, screen, microphones...)
	4)	Register participants (a sample form of attendance list is attached as Appendix 12)
	5)	Distribute training materials and evaluation sheets
During training	1)	Conduct the opening (introduction: explanation of the objectives of the training)
	2)	Opening ceremony including speeches from representatives of related organizations (if necessary)
	3)	Introduce lecturers and contents of lectures
	4)	Keep time management
	5)	Conduct the closing (wrap-up, closing remarks, fill up of evaluation sheets by the participants)
	6)	Award certificates (if necessary)
After training	1)	Collect the evaluation sheets from the participants
	2)	Briefly evaluate the session among trainers for finding missing points to be improved
	3)	Finish payment (for lecturers, hotels, etc)
	4)	Keep attendance lists

Table 11. Points to be Followed for Execution

Lecturers	Administrators
<ul style="list-style-type: none"> • Implement lectures and case study based on syllabus • Take note of the importance of ice breaking: Do not be too serious. Keep smiling • Be lively during trainings. Do not sit down the chair all the time • Do not speak too fast. Otherwise, participants cannot understand the contents • Ask participants for their opinions or comments when necessary 	<ul style="list-style-type: none"> • Distribute training materials • Distribute evaluation sheets (to participants and trainers) • Make a meeting record, focusing on Q&A sessions • Operate a PC (for powerpoint presentation) • Take for photos as a record • Arrange a coffee break and lunch break

<Notes> Desirable attitude for trainers

Adults participants want to be treated as dignified partners. Therefore, trainers need to;

- Act politely to them
- Place themselves as a facilitator who invites the participants to learn, in stead of an instructor who 'teaches' the participants.
- Not regard themselves as a 'smart person' and participants as 'foolish ones'.
- Create opportunities for participants to give advice, in order to appreciate their knowledge and experiences.

For further details about attitude for trainers, please refer to '3. Training (2) Implementation Process'

<Notes> Opening: Speech by local High rank officials

In opening, speeches by high rank officials are sometimes included. If the high rank officials are late, what trainers should do? Wait for the high rank officials or start trainings and insert their speech after they arrive? It depends on the situation, but trainers (especially moderators) need to what the objectives of the trainings, and prioritize what to do.

<Notes> Icebreaking

Icebreaking is an important tool for making participants relaxed and active participated. Especially at the beginning of the training, icebreaking together with introduction will be helpful to create a friendly atmosphere.

c. Feedback

In feedback, trainers will measure what to extent objectives of trainings are achieved. Steps for feedback is shown below.

Table 12. Steps for Feedback

Steps for Feedback	Explanation
(a) Wrap-up the results of trainings	<p>Just after finishing trainings (within the same day as the trainings are held), trainers (especially administration) manage the followings. Under the guidance by leaders, administration will be mainly in charge.</p> <ul style="list-style-type: none"> (i) Collect evaluation sheets (from participants/ trainers) (ii) Summarize the evaluation sheets (iii) Make meeting records (A sample is attached as Appendix 13.) (iv) File training materials and other documents (hard copy/ soft copy) (v) Maintain equipment (PC, projector, wireless microphone, etc) (if it is broken, repair it)
(b) Review meetings	<p>Within a week after the trainings, trainers hold an internal meeting for reviewing the trainings. Among trainers, leaders and administration are in charge of holding review meetings. They also need to decide what is to be done by whom until when, after the review meeting. In the review meetings, trainers do the followings.</p> <ul style="list-style-type: none"> (i) Confirm and discuss the results of reflection/evaluation sheets (A sample reflection sheet is attached in Appendix 14) (ii) Based on the results above, find measures for improvement (iii) Decide persons in charge who fulfill the measures for improvement (iv) Decide until when the improvement will be done
(c) Certificates	<p>After evaluating the progress and performance of the participants, eligible participants will be awarded certificates (if necessary). The criteria could be made through the participation/attendance and/or an examination (test). Combination of scores of attendance and examination are use to determine whether or not a participant deserved receiving the certificate (for details please refer to Part III Poin 5. Certificate)</p>
(d) Follow up of trainings	<p>After trainings, trainers need to conduct follow up in order to assure the results of trainings. When the city/districts ask a question on the trainings, trainers need to answer the question properly by trainers. Trainers also consider the scheme of the follow up. For example, it is necessary to decide the person who receives requests from city/districts, or to decide the person who actually gives advices to the city/districts</p>

<Notes> Evaluation to participants

In order to evaluate the following points, trainers need to ask for participants about the following points;

- Satisfaction level: by evaluation sheets
- Understanding: by observation during Q&A session, Test
- Utilization: action plans after going back to the office

Through a reflection sheet, participants can have an opportunity to reflect the trainings critically, and trainers can grasp the understanding and achievements of the participants. A sample reflection sheet for participants is attached as Appendix 14.

It is better that the evaluation sheets are returned to the participants.

<Notes> Evaluation by trainers

During the training, trainers need to check participants understanding through observation and questions. If necessary, it is possible to set assistants of trainers. The assistants will be useful to grasp the understanding of participants, especially in group work.

For monitoring, other trainers can make comments on the training by one of the lecturers. Filling in evaluation sheets will be helpful for the trainers to summarize their opinions and comments for later evaluation. A sample evaluation sheet for trainers is attached in Appendix 15.

4 Training (3) Evaluation Process

After evaluating results of each training in the previous feedback, trainers need to consider the followings as evaluation of the whole training process.

- Evaluation of this 'Training Implementation Program'
- Revision of the 'Training Implementation Program' for the next trainings

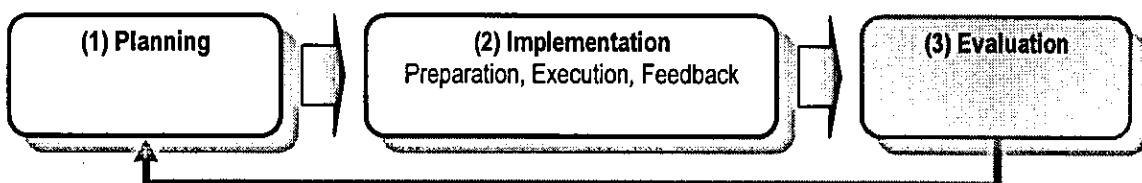


Figure 4. Position of Evaluation Process

a. Evaluation of Training Implementation Program

At the end of fiscal year, trainers evaluate whole training implementation program by the following points. Please check whether it was same as planned in planning process.

- The number of trainings held
- The period/schedule of trainings held
- The number of participants
- Amount of Budget

b. Revision of Training Implementation Program

Based on the results of analysis in the review meeting explained in '3.c. feedback sub-process,' trainers reconsider and revise training implementation program. In order to reflect the latest situation in trainings, it is necessary to repeat the cycle continuously (for instance, evaluation will be based on the next planning.)

For planning a next training, please refer back to '2. Training (1) Planning Process' from the beginning.

<Notes> Importance of revising training programs repeatedly

As a basic principle, trainers should take note that this training implementation program is not a 'rock-ribbed law.' It is necessary to revise repeatedly in order to reflect changes in laws or regulations, and the needs by the city/districts.

<Notes> Continuous cycle

As the Figure 4 shows, evaluation of one training is a beginning of planning another training. Trainers should take note that planning, implementation and evaluation process cannot finish once. For improvement, an evaluation step must be also related to the next planning step. Sample of annual evaluation is shown in Appendix 16

<Notes> Needs Assessment

Participants are willing to study what is relevant with their work assignments. Therefore, trainers need to

- Know their needs, plan relevant training materials,
- Prepare relevant training materials.
- Formulate clear training objectives.
- Clarify the relationship between objectives of trainings and needs of participants
- Create chances for feedback from participants.

For trainings for the city/districts, it is essential to grasp the needs of trainees. If trainings satisfy their needs, trainees are willing to join the trainings and would like to join the next trainings as well.

For example, if the trainees want to know how to formulate draft spatial plans, or how to check and evaluate consultants' assignments, trainers should provide trainings which are suitable with their requests. It also relates to the sustainability of trainings. The sustainability is largely depends on how far trainers grasp the needs of trainees.

A sample questionnaire is attached in the Appendix 17. In along with the identified needs for training, trainers need to revise syllabus and training materials.

PART III: TOT (Training of Trainers)

1 Outline of TOT

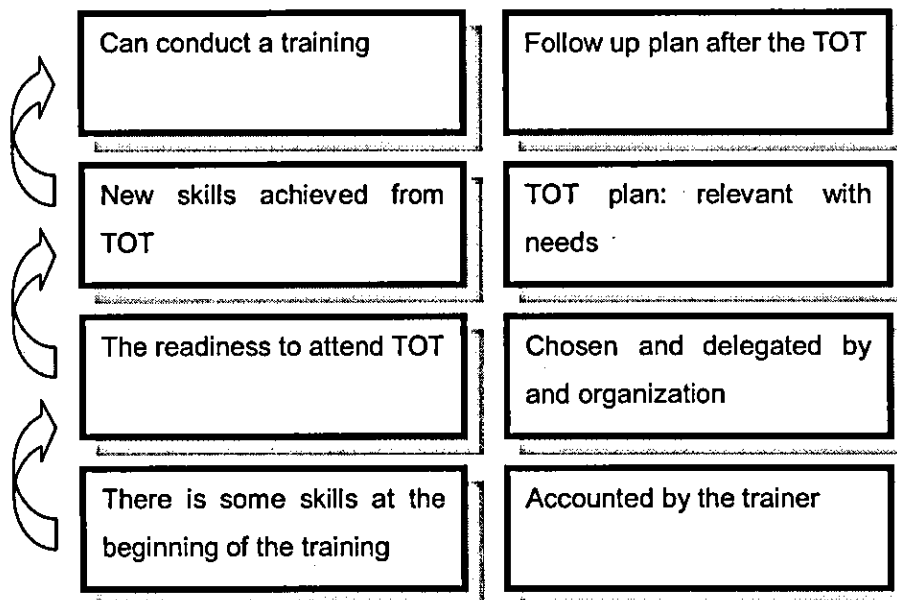
a. Objectives of TOT

The objectives of TOT are;

- To train trainer candidates from UPTD Mamminasata, MMDCB and related government institutions (e.g. Bappeda, Dinas Tarkim, Bina Marga, etc) as trainers of trainings for city/districts.
- To input sufficient and proper “knowledge on spatial management” to trainer candidates
- To equip trainer candidates with necessary “skills as trainers”.

Basic difference between “routine trainings” and “TOT” is that TOT includes “training skill development” for training providers. Not only UPTD MM and MMDCB but also outside resource persons can be training providers. They will provide new information regarding spatial management and training skill development.

An image of TOT is described as follows.



(Source : Prof. W.I.M. Poli - UNHAS)

Figure 5. Image of TOT

b. Condition for conducting TOT

Training of Trainer (TOT) can be conducted whenever the following conditions arise as below

- New laws and regulations are issued (central government and local government)
- New guidelines are prepared
- There is a change in personnel in provincial government (UPTD MM, MMDCB, BAPPEDA, and Dinas Tarkim)
- There is a need to improve skills of trainer (make trainer fresh)

c. Role of Stakeholders for training

For TOT, UPTD MM, MMDCB, PU and academics (e.g. university lecturers) are stakeholders.

Table 13. Stakeholders of TOT Trainings

Stakeholders	Roles in Trainings		Person in Charge
UPTD Mamminasata	Secretariat	<ul style="list-style-type: none"> • UPTD MM prepares TOT as the secretariat. • On behalf of the provincial government, UPTD MM plays a role as a coordinator of TOT. They also participate in TOT as trainer candidates. • 	<ul style="list-style-type: none"> • UPTD MM head and section heads • Administration sub-division of UPTD MM
	Trainer Candidates (Participants)	Beneficiary of trainings	UPTD MM
MMDCB	Trainer Candidates (Participants)	MMDCB staff members participate in TOT as trainer candidates.	MMDCB resource persons
PU	Trainers	UPTD MM invites PU as trainers of TOT. It is also necessary to keep a close contact with PU in order to catch up with latest information on laws, regulations and guidelines.	PU officials, Universities
Academics	Trainers	University lecturers whose are specialized in urban development or <u>training skills</u> could be trainers of TOT.	University

2 Knowledge on Spatial Management

For knowledge on spatial management, curriculum for “regular training” shall be used as reference for selecting subjects and trainers are selected based on the selected subjects.

a. Curriculum

Curriculum, which includes course and subjects, shows general structure of training. Select courses required for TOT. TOT can be conducted for one course or several courses, which shall be selected based on the needs.

Point of review is shown below.

- Implementation stage of Mamminasata by province, and district/city
- Needs for follow up for trainer
- New guidelines by the government

Table 14. Training Curriculum for TOT

Course 1: Implementation of Spatial Management Implementation	
Subject 1-1:	Implementation of Spatial Management
Subject 1-2:	Presidential Regulation No. 55 Year 2011 on Spatial Plan of Mamminasata Urban Area
Course 2: Spatial Planning	
Subject 2-1:	General Spatial Plan Formulation
Subject 2-2:	Formulation of Detail Spatial Plan/ Zoning Regulation
Course 3: Spatial Utilization and Implementation of Mamminasata Program Priority	
Subject 3-1:	Spatial Utilization and Management of 11 Priority Programs of
Course 4: Spatial Utilization Control in Mamminasata	
Subject 4-1:	Development Permission Mechanism & Technical Standards
Course 5: Database Management by GIS	
Subject 5-1:	GIS Operational Procedure (Phase 1)
Subject 5-2:	GIS Operational Procedure (Phase 2)
Subject 5-3:	OJT
Subject 5-4:	Database Management

b. Points for Technical Aspect

For preparation, UPTD MM should carefully examine following points, and convey the information to the Ministry of Public Works and institutions which provide trainers so that they can select appropriate trainer and also prepare training materials.

Table 15. Points for Technical Aspect

	Points
1)	(Why): Objectives <ul style="list-style-type: none"> ➤ Recall the objectives; 'Why should we conduct the training?'
2)	(What): Goals <ul style="list-style-type: none"> ➤ Goals are similar to objectives, but it has more specific and direct outcome of trainings. ➤ Trainers need to consider 'what participants will be able to do after trainings?', for make the trainings more efficient.
3)	(Who): Participants <ul style="list-style-type: none"> ➤ Nominate particular divisions/ persons, based on each syllabus. ➤ Closely contact with the person in charge in each city/district. A sample list of expected targets of the trainings is shown in Appendix 6.
4)	(When): Time <ul style="list-style-type: none"> ➤ Prepare an agenda, considering time allocation: a basic allocation is as follows; <ul style="list-style-type: none"> - Registration - Opening (15 min): Today's objectives, speeches by high rank officials - Lecture (60 min) & Q&A (30 min) - Case study (90 min) & Q&A (30 min) - Closing (Wrap up) (10 min) - Filling up evaluation sheet (5 min) ➤ Sample of curriculum and agenda are attached as Appendix 18-19.
5)	(Where): Venue <ul style="list-style-type: none"> ➤ Participants prefer informal situation in learning. Therefore, trainers need to <ul style="list-style-type: none"> - Create a relaxing situation but still focusing on the objectives of the training. - Design an informal training environment which supports participants' interactive participation - Ease physical movements of participants - Minimize physical and psychological distance among participants or between participants and trainers ➤ For creating suitable environments for trainings, layouts of tables and chairs are major factors. Typical layouts of tables and chairs are as follows. <ul style="list-style-type: none"> - School Type, - Island Type, - Circle Type ➤ Each type has advantages for particular situations, therefore trainers need to change layouts based on objectives of trainings. For the details of each type, please refer to Appendix 9.

c. Trainers

UPTD MM/MMDCB shall consult the Ministry of Public Works for providing lecturers. When requesting to the Ministry of Public Works, specific information shall be provided so that appropriate trainers can be introduced. Following information shall be provided for selecting trainers.

- Objective of training: acquiring new knowledge, re-capturing old knowledge, training new (old) trainer
- Participants: number, institutions, positions
- Interest of the topic in detail: specific aspect of the topic.

3 Skills as Training Providers

Skills as a training providers include skills on: i) training planning ii) making training materials and, iii) communication and facilitation. The achievement could be assessed by achievement test, peer review, or trial lectures/case study among trainer candidates.

a. Lecturers

The lecturers for “spatial management knowledge” are focuses on technical aspect, while lecturers for “training skills” focuses on improving non technical aspect.

Main task of lecturers are to provide information on how to improve training skills, evaluate and provide proper comments/advice to participants from the point of view of training planning, training materials and communication and facilitation skills.

b. Skills to be improved

Skills to be improved is composed of (i) training planning, (ii) training materials and, (iii) communication and facilitation as shown in the table below.

Table 16. Skills to be Improved

Contents	Description	Explanation
Training planning	<ul style="list-style-type: none"> • Syllabus: participants, topics, time allocation, role sharing • Training method: lecture, case study • Materials to be used 	<ul style="list-style-type: none"> • Training planning match needs of district/city • Contents of syllabus can achieve training objective
Training material	<ul style="list-style-type: none"> • Powerpoint • Handouts 	<p><u>For powerpoint</u></p> <ul style="list-style-type: none"> • material: structure (introduction, logics of argument, conclusion) • layout (balance of words and figures), presentation (font size, color use, figure) <ul style="list-style-type: none"> ➤ slides avoid long sentences (only use keywords) ➤ one slide include not more than 10 sentences ➤ the font not too small (at least 16) ➤ slides include graphics and illustrations

Contents	Description	Explanation
		<ul style="list-style-type: none"> ➤ slides avoid animations that distract focus <p><u>For handouts</u></p> <ul style="list-style-type: none"> • supplement documents: if powerpoint is not enough to provide information handouts are used. • has to be relevant to powerpoint materials
Communication and facilitation	<ul style="list-style-type: none"> • Voice 	<ul style="list-style-type: none"> • voice volume appropriate • voice speed appropriate • voice tone appropriate (not too flat to invite the participants to get tired or to sleep) • Appropriate words articulation and voice intonation
	<ul style="list-style-type: none"> • Using words 	<ul style="list-style-type: none"> • Appropriate words (not offensive) • Using technical term
	<ul style="list-style-type: none"> • Way of explanation 	<ul style="list-style-type: none"> • avoid to just reading the texts in training materials • repeat important points for a few times • make pauses to grasp the participants' understanding
	<ul style="list-style-type: none"> • Attitude 	<ul style="list-style-type: none"> • wear appropriate clothes as a lecturer • communicate with the participants with smile • make an enough eye-contact with each participant • use gestures for attracting the participants • change the standing point for attracting the participants • respect the participants and try not to look down on them
	<ul style="list-style-type: none"> • Time management 	<ul style="list-style-type: none"> • finish the session on time? (not too early, not too late) • cover all of planned points during the session • spend enough time on case study • have enough Q&A session (not cut Q&A session) • Even the time was not enough, did the lecturer grasp main points and try to tell all of the main points to the participants

4 Administration

For administration, administrator (UPTD MM) should confirm the followings, with consulting with PU, universities or other institutions which provide trainer.

Table 17. Points for Administration

	Points
1)	Coordination within UPTD Mamminasata and MMDCB <ul style="list-style-type: none"> ➤ Share information (Agenda, roles, objectives) ➤ Finalize data of training materials and save it in a PC which is used during trainings ➤ Print training materials (e.g. PowerPoint presentation handouts)
2)	Equipment <ul style="list-style-type: none"> ➤ Projector ➤ PC ➤ Microphones (wired/ wireless) ➤ Pointer ➤ Camera
3)	Cost <ul style="list-style-type: none"> ➤ Printing costs for training materials ➤ Lecturers ➤ Cost for consumption ➤ Cost for room rental ➤ Cost for participants transportation

5 Certificate

Certificate should be provided to those who have achieved a certain level of urban management knowledge and training skills. Condition for performance evaluation and criteria for providing certificate has to be clearly defined to secure "transparency" and "fairness". Following is a sample of performance evaluation and conditions for certificate.

(a) Performance evaluation criteria

Performance of participants on TOT was evaluated based on following criteria.

- i. Evaluation on goal setting and achievement (self-evaluation)
- ii. Evaluation on capacity assessment (before and after TOT)
- iii. Achievement test score (for each subject): over 50%
- iv. Attendance rate: over 50%
- v. Subjective assessment: by participants and third parties
- vi. Comprehensive evaluation: based on i ~ v above

(b) Conditions for certificate

Following certificates were given to those who satisfied the condition.

- 3 kinds of certificates: Certificate (TOT), Notice and Certificate (seminar)
- Attendance rate: if the attendance rate of a participant is not over 50%, the participant cannot receive certificate (TOT), even he/she got a high score in achievement tests. Instead, Notice will be given.
- Achievement test score (for each subject): over 50%

Evaluation should be conducted by UPTD MM (administrator) together with trainer after finishing TOT and has to be conducted within the same day or at latest within a week after TOT is conducted.

PART IV: CONCLUSION

Trainers need to continuously consider the objective of the training is relevant with curriculum, syllabus, training materials, schedules, budget and any other things on trainings. If trainers are confused, always go back to the objectives. In other words, 'Objective does matter': TOT is an effective tool for refreshing trainer by providing new information and re-capturing existing knowledge and training skills. It is not necessary to conduct TOT regularly, but it is important to conduct occasionally in order to maintain a certain level of knowledge and skills and to secure sustainable management of implementation of Mamminasata.

Syllabus

1. Course	1 Introduction of Spatial Management Implementation
2. Subject	1-1 Introduction of Spatial Management Implementation
3. Objectives	Enhancement for District/City officials: <ol style="list-style-type: none"> 1. Understand the implementation of spatial management 2. Understand the spatial utilization directives and policy in South Sulawesi 3. Understand the spatial utilization directives and policy in Mamminasata Metropolitan Area
4. Topics/Method	(1) Lecture <ul style="list-style-type: none"> > Government Regulation No. 15/ 2010: presentation material (PU) > Regional Regulation No. 9 / 2009 on South Sulawesi Provincial GSP > Presidential Regulation No 55 Year 2011 on Spatial Plan of National Strategic Area of Mamminasata
5. Target trainees	<ol style="list-style-type: none"> 1. District/City Legislative Members (Commission of Law, Development and Budgeting) (5 persons) 2. District/City BKPRD (Regional Spatial Management Coordination Board) Members (Echelon II – IV of Physical Infrastructure Division of Bappeda, Echelon III-IV Public Works, Cipta Karya, Dinas of Forestry, Dinas of Transportation, Dinas of Plantation, Dinas of Industry, Dinas of Education, Dinas of Law, Dinas of Marine/Fishery) (12 persons) 3. Consultant (2 persons) 4. REI (Real Estate Indonesia) and other Urban Development Association
6. Implementation Structure	[Coordinator] Andi Yurnita, ST, M.Si/ Head of Information and Implementation Section, UPTD Mamminasata [Co-Leader] Ariany Rofaidah, ST, M.Si/ Head of Spatial Management and Settlement Sub-Division, BAPPEDA South Sulawesi
	[Lecturers] <ol style="list-style-type: none"> 1. Ir. Sri Wedary Harahap/ MMDCB Resource Person (Main Trainer) 2. Andi Yurnita, ST, M.Si 3. Ariany Rofaidah, ST, M.Si 4. Drs. H. Muchlis Syarief, MS/ MMDCB Resource
	[Administration] <ol style="list-style-type: none"> 1. Ir. H.M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Staff of Administration Sub-division, UPTD Mamminasata
7. No. of Session	90 minutes (Lecture and discussion)
8. Training Materials	[Handouts/Powerpoint materials] <ol style="list-style-type: none"> 1. Presentation/socialization material, such as powerpoint slides (MoHA Regulation 28/2008) 2. Project Management: Communication Skills for Facilitators (Powerpoint) 3. Handout of materials above [References] <ol style="list-style-type: none"> 1. Government Regulation No. 15/2010 2. Regional Regulation 9/2009 3. Presidential Regulation No 55 Year 2011 4. Ministry of PU Regulation No 11/PRT/M/2009 5. Ministry of PU Regulation No 15/PRT/M/2009 6. Ministry of PU Regulation No 16/PRT/M/2009 7. Ministry of PU Regulation No 17/PRT/M/2009

9. Monitoring & Evaluation	Trainers can constantly monitor and evaluate the progress of the trainees and their tasks (GSP revision and legalization), using questionnaire created by JICA. > Monitoring sheet for feedback on each training (understanding, contents...) > Monitoring/ Evaluation/ Feedback sessions on entire training (1 day)	
10. Output	All related stakeholders in spatial management divisions of District/City can understand the implementation of spatial management in accordance with the related Law and Regulation	
11. Role and Responsibility	UPTD	1. Logistics (trainer arrangement, location, provision of information, document distribution, etc.) 2. As Trainer 3. Prepare teaching material
	MMDCB	1. As Trainer 2. Prepare teaching material
	PU	1. Provide documents such as guidelines, socialization material, etc. 2. Provide advice regarding training program as a whole
	Others	None
12. Frequency	Routine/ Non-routine (Occasional)	Routine
	Condition of implementation	Lecture (once a year, in July)
13. Costs	Meeting expenses (meeting room, snacks, lunch, etc)	Rp. 50.000.000
	Materials (printing costs, certificates, stationary)	Rp. 30,000
	Transportation (for staff members, for participants)	Rp. 850,000
	Fee for lecturers (UPTD, MMDCB, PU, others)	Rp. 4,150,000

1. Course	1. Introduction of Spatial Management Implementation
2. Curriculum	1.2 Presidential Regulation No.55 Year 2011 on Spatial Planning of Mamminasata Urban Area
3. Objectives	<p>Improvement for district/city officials in Mamminasata:</p> <ol style="list-style-type: none"> 1. Understand the legal aspect of Presidential Regulation on Spatial Planning of Mamminasata Urban Area 2. Understand the implementation of spatial management (objectives and purposes of Spatial Plan, Spatial Structure Plan and Spatial Pattern Plan of Mamminasata Urban Area) 3. Understand the management of implementation of Spatial Plan in National Strategic Area of of Urban Mamminasata 4. Community Role in Spatial Management of Mamminasata Urban Area (planning, utilization and spatial utilization control)
4. Topic/Method/Reference	<p>Socialization : Content of Presidential Regulation No.55 Year 2011</p> <ul style="list-style-type: none"> ➤ Definition, Purpose and Objective of Spatial Planning of Mamminasata Urban Area ➤ Spatial Structure of Mamminasata Urban Area ➤ Spatial Pattern, Spatial Planning of Mamminasata Urban Area ➤ Spatial Utilization, Spatial Planning of Mamminasata Urban Area ➤ Spatial Utilization Control, Spatial Planning of Mamminasata Urban Area ➤ Management of implementation of spatial planning in Mamminasata Urban Area ➤ Community Role in Spatial Management of Mamminasata Urban Area
5. Target Trainees	<ol style="list-style-type: none"> 1. Policy Decider (Head of District/Mayor) 2. District/City Legislative Members (Legal, Development and Budgeting Commission) 3. District/City BKPRD Members (Fispra Bappeda, Echelon III – IV, PU Echelon III – IV, Spatial Use, Spatial Planning, Dinas of Forestry, Dinas Transportation, Dinas of Plantation, Dinas of Industry, Dinas of Education, Dinas of Law, Dinas of Maritime/Fishery) 4. Consultants 5. REI and other Urban Development Association
6. Implementation Structure	<p>[Coordinator] Ir.Zulkamain Kitta,M.Si/Head of UPTD Mamminasata</p> <p>[Vice coordinator] Andi Yurnita, ST, M.Si / Head of Information and Implementation Section UPTD Mamminasata</p> <p>[Trainers]</p> <ol style="list-style-type: none"> 1. Andi Yurnita, ST, M.Si 2. Drs. H.M Nasir, DK 3. Drs. H. Muchlis Syarief, MS/ MMDCB Resource Person 4. Ir. Sri Wedary Harahap/ MMDCB Resource Person <p>[Administration]</p> <ol style="list-style-type: none"> 1. Ir. H. M. Ghazali Djakaria, M.Si/ Head of Administration Sub-division UPTD Mamminasata 2. Irmah Yuniwanty, ST/ Staff of Information and Implementation Section UPTD Mamminasata

	Staff of Administration Sub-division UPTD Mamminasata	
7. No. of Session	4 hours (lecture and discussion)	
8. Training Materials	(Handout/ Power Point materials) Presentation materials such as Slide/ power Point Handout about materials above (References) Government Regulation No. 26/2008 on National General Spatial Planning Presidential Regulation No. 55 /2011 on Spatial Planning of Mamminasata Urban Area Government Regulation No. 15 Year 2010 on the Implementation of Spatial Management	
9. Monitoring & Evaluation	Trainers can constantly monitor and evaluate the progress of the trainees and their tasks (GSP revision and legalization), using questionnaire created by JICA. <ul style="list-style-type: none"> > Monitoring sheet for feedback on each training (understanding, contents...) > Monitoring/ Evaluation/ Feedback sessions on entire training 	
10. Output	All related stakeholders in spatial management divisions of District/City can understand spatial planning of Mamminasata Urban Area	
11. Role & Responsibility	UPTD Mamminasata	1. Logistic (trainers arrangement, location, provision of information, documents distribution, etc) 2. As Trainer 3. Prepare teaching materials
	MMDCB Province	1. As Trainer 2. Prepare teaching materials
	PU	1. Provide documents such as guidelines, socialization material, etc 2. Provide advice regarding training program as a whole
	Others	None
12. Frequency	Routine	Routine
13. Costs	Meeting expenses (meeting room, snacks, lunch, etc)	Rp. 50.000.000
	Materials (printing costs, certificates, stationary)	Rp. 30,000
	Transportation (for staff members, for participants)	Rp. 850,000
	Fee for lecturers (UPTD, MMDCB, PU, others)	Rp. 4,150,000

1. Course	2 Spatial Planning
2. Curriculum	2-1 General Spatial Plan Formulation (GSP)
3. Objectives	Enhancement for District/City Officials: 1. Understand the role of district/city officials in GSP formulation and legalization process by utilizing the manual 2. Able to formulate TOR of District/City GSP and examine consultants' work 3. Able to synchronize the District/City GSP with higher spatial plans (National GSP, Provincial GSP, Mamminasata Spatial Plan)
4. Topics/Method	1. Lecture (a) Mechanism of District/City GSP Formulation > How to use the manual in formulating District/City GSP > Synchronization with related spatial plans (b) GSP Legalization Procedure > How to use the manual > Legalization Process Important points to consider: > Community participation > Consultation with UPTD Mamminasata (c) The use of GIS (non-technical) Focusing on how GIS can be utilized for planning, showing an example of database use (area calculation, overlay, infrastructure calculation, several analysis) 2. Case Study Reviewing the District/City GSP by using the manual
5. Target trainees	1. Members of BKPRD (Regional Spatial Management Coordination Board) (Echelon III – IV from Physical Infrastructure Division of Bappeda, Echelon III – IV from Spatial Planning Division of Public Works) 2. District/City Legislative Members
6. Implementation Structure	[Coordinator] Andi Yurnita, ST, M.Si/ Head of Information and Implementation Section, UPTD Mamminasata
	[Lecturers] 1. Andi Yurnita, ST, M.Si/ Head of Information and Implementation Section, UPTD Mamminasata 2. Drs. H. Muchlis Syarief, MS/ MMDCB Resource Person 3. Ariany Rofaidah, ST, M.Si/ Head of Spatial Management and Settlement Sub-Division, BAPPEDA South Sulawesi 4. Ir. Sri Wedary Harahap / MMDCB Resource Person
	[Administration] 1. Ir. H.M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Staff of Administration Sub-division, UPTD Mamminasata
7. No. of Session	135 minutes (Lecture, Discussion and Case Study)
8. Teaching Materials	[Handout/Power point materials] 1. Socialization material 2. Case study material (District/City GSP) [Reference] 1. Laws, regulation and related Guidelines (Minister of Public Works Regulation 16/17/2009, MoHA Regulation 28/2008) 2. The Manual of "General Spatial Plan Formulation for District and City in

	Mamminasata"	
9. Monitoring & Evaluation	Trainers can constantly monitor and evaluate the progress of the trainees their tasks (GSP revision and legalization), using the questionnaire created by JICA. > Monitoring sheet for feedback on each training (understanding, contents...) > Monitoring/ Evaluation/ Feedback sessions on entire training (1 day)	
10. Output	Enhancement of district/city officials in GSP formulation and legalization, in accordance with the guidelines.	
11. Role and Responsibility	UPTD	1. Logistic 2. Trainer 3. Prepare teaching material
	MMDCB	1. Trainer 2. Prepare teaching material
	PU	1. Provide relevant documents, such as guidance, socialization material 2. Provide advice regarding training program as a whole.
	Others	None
12. Frequency	Routine/ Non-routine (Occasional)	Routine
	Condition of implementation	Lecture and case study (once a year in July)
13. Costs	Meeting expenses (meeting room, snacks, lunch, etc)	Rp. 50.000.000
	Materials (printing costs, certificates, stationary)	Rp. 30,000
	Transportation (for staff members, for participants)	Rp. 850,000
	Fee for lecturers (UPTD, MMDCB, PU, others)	Rp. 4,150,000

1. Course	2 Spatial Planning
2. Curriculum	2-2 Formulation of Detail Spatial Plan / Zoning Regulation
3. Objectives	Enhancement for District/City Officials; 1. Understand the role of District/City officials in DSP formulation and legalization by utilizing the manual 2. Able to formulate the TOR of District/City DSP and examine the consultants' work 3. Able to synchronize the contents of DSP with the District/City GSP
4. Topics/Method	1. Lecture (a) Mechanism of District/City DSP Formulation > How to use the Manual in District/City DSP formulation > Synchronization with related Spatial Plans (b) The Procedure of District/City DSP Legalization > How to use the manual > Legalization process Points to consider: > Community participation > Consultation with UPTD Mamminasata (c) The use of GIS (non technical) Focus on how GIS can be utilized for planning: showing the example of the database use (area calculation, overlay, infrastructure calculation, several analysis) 2. Case study Studying the Mamminasata's New Town DSP by utilizing the manual
5. Target trainees	1. Members of BKPRD (Regional Spatial Management Coordination Board) (Echelon III – IV from Physical Infrastructure Division of Bappeda, Echelon III – IV from Spatial Planning Division of Public Works, Dinas of Building, Dinas of Permission) 2. District/City Legislative Members
6. Implementation Structure	[Coordinator] Ir. A. Yumita / Head of Implementation and Information Section UPTD Mamminasata [Lecturers] 1. Drs. H. Muchlis Syarief, MS/ MMDCB Resource Person 2. Andi Yumita, ST, M.Si/ Head of Information and Implementation Section, UPTD Mamminasata 3. Ir. Sri Wedary Harahap/ MMDCB Resource person [Guest Lecturers] 1. Ir. Yosep Sulle / Head of Monitoring and Controlling Section, UPTD Mamminasata 2. Group of Spatial Utilization Control 3. Group of GIS [Administration] 1. Ir. H.M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Staff of Administration Sub-division, UPTD Mamminasata
7. No. of Session	4 hours (Lecture, Discussion and Case Study)
8. Teaching Material	[Handout/Powerpoint materials] 1. Socialization material 2. Case study material (District/City DSP) [Reference] 1. Law regulation and relevant guidelines(Draft Minister of Public Works Regulation on DSP and Zoning Regulation Guidelines) 2. The Manual of "Detail Spatial Plan Formulation for District/City in Mamminasata"
9. Monitoring &	Trainers can constantly monitor and evaluate the progress of the trainees their tasks

Evaluation	(DSP formulation, revision and legalization), using the questionnaire created by JICA. > Monitoring sheet for feedback on each training (understanding, contents...) > Monitoring/ Evaluation/ Feedback sessions on entire training (1 day)	
10. Output	Enhancement of district/city officials' understanding in DSP formulation and legalization	
11. Role and Responsibility	UPTD	1. Logistics (Arrangement of trainer, venue, provision of information, distribution of documents etc) 2. Trainer 3. Prepare teaching material
	MMDCB	1. Trainer 2. Prepare teaching material
	PU	1. Provide relevant documents; guidance, socialization materials, etc. 2. Provide advice regarding training program.
	Others	None
12. Frequency	Routine/ Non-routine (Occasional)	Routine
	Condition of implementation	Lecture and Case study (once a year) (July)
13. Costs	Meeting expenses (meeting room, snacks, lunch, etc)	Rp. 50.000.000
	Materials (printing costs, certificates, stationary)	Rp. 30,000
	Transportation (for staff members, for participants)	Rp. 850,000
	Fee for lecturers (UPTD, MMDCB, PU, others)	Rp. 4,150,000

1. Course	3. Spatial Utilization and Implementation of Mamminasata Priority Programs
2. Curriculum	3-1 Spatial Utilization and Management of 11 Priority Programs of Mamminasata
3. Objective	<ol style="list-style-type: none"> 1. Understand the objectives and purposes of spatial utilization 2. Understand the types and approaches in formulation of spatial utilization 3. Understand the implementation period of spatial utilization 4. District/city officials can understand and synchronize district/city activities with 11 priority programs of Mamminasata 5. Understand the synchronization of spatial management in central, province and district/city level of Mamminasata development
4. Topics/Method	<p>1. Lecture</p> <ul style="list-style-type: none"> ➢ General description of Spatial Utilization ➢ Management of 11 Priority Programs of Mamminasata ➢ Technical person/insitution in charge of each Mamminasata Priority Programs ➢ Work mechanism and role sharing ➢ Financing Source ➢ Synchronization of spatial management implementation policy in central, provincial and district/city level in Mamminasata development, based on MoHA Regulation No.28/2008 <p>2. Case Study</p> <p>Investment plan formulation for the 11 priority programs of Mamminasata and cost sharing</p>
5. Target trainees	Officials in charge of: road/bridge, settlement/residence, spatial planning, water supply, waste water, drainage, solid waste, permission and neighborhood, as well as program formulation.
1. Implementation Structure	[Coordinator] Yosep Sulle, SIP, M.Si/ Head of Monitoring and Controlling Section UPTD Mamminasata
	[Lecturers]
	<ol style="list-style-type: none"> 1. Ir. Zulkarnain Kitta, M.Si/Head of UPTD Mamminasata 2. Yosep Sulle, SIP, M.Si/ Head of Monitoring and Controlling Section UPTD Mamminasata 3. Ir. H.M. Ghazali Djakaria, M.Si / Head of Administration Sub-Division UPTD Mamminasata
	[Administration]
	<ol style="list-style-type: none"> 1. Ir. H.M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Staff of Administrative Sub-division, UPTD Mamminasata
7. No. of Session	3 hours (Lecture, Discussion and Case Study)
8. Teaching material	<p>[Handout/Powerpoint materials]</p> <ol style="list-style-type: none"> 1. Handout 2. Case study material 3. Socialization material (Power point) (11 priority programs of Mamminasata) <p>[References]</p> <ol style="list-style-type: none"> 1. Relevant law and guideline (Government Regulation No.15/2010 on implementation of Spatial Management, 2. Presidential Regulation No 55 Year 2011.

9. Monitoring & Evaluation	Trainers can constantly monitor and evaluate the progress of the trainees and their tasks, such as the provision of administrative and financial responsibility, attracting enterprises to invest, etc - Monitoring sheet for feedback on each training (understanding, contents...) - Monitoring/ Evaluation/ Feedback sessions on entire training (1 day)	
10. Output	District/city implements 11 priority programs according with the time frame and required quality	
11. Role & Responsibility	UPTD	1. As Trainer 2. Prepare Teaching Material
	MMDCB (technical unit)	1. As Trainer 2. Prepare Teaching Material
	PU	1. Provide relevant documents such as guideline, socialization material etc. 2. Provide advice about the training program as a whole
	Others	None
12. Frequency	Routine/ Non-routine (Occasional)	Routine
	Condition of implementation	Lecture, case study and OJT (once a year)
13. Costs	Meeting expenses (meeting room, snacks, lunch, etc)	Rp. 50.000.000
	Materials (printing costs, certificates, stationary)	Rp. 30,000
	Transportation (for staff members, for participants)	Rp. 850,000
	Fee for lecturers (UPTD, MMDCB, PU, others)	Rp. 4,150,000

1. Course	4. Control of Mamminasata Spatial Utilization
2. Curriculum	4-1 Development Permission Mechanism & Technical Standards
3. Objectives	Enhancement for District/City Officials: 1. Improving the ability of the officials concerning Zoning Regulation, incentive and disincentive and provision of sanction 2. Enhancing the ability of the officials in permit issuance according to the procedure and standard of spatial utilization permission
4. Topics /Method	(1). Lecture (a) General overview of spatial utilization control (b) Technique of reading the zoning map (c) Permission Mechanism > Types of development permits > The position of development permit in Spatial Management > The role of UPTD and MMDCB in Permission (d) Procedure of incentive, disincentive and sanction provision (2).Case study/OJT Procedures of principal permit/agreement for development programs with technical standards according to the manual. After conducting lecture and case study, trainers visit district/city for OJT to provide support in the process of permission issuance through technical standards application.
5. Target trainees	Dinas of Public Works/Dinas of Spatial Planning/ Dinas of Building Supervision (Echelon III and IV)
6. Implementation Structure	[Coordinator] Ir. Zulkamain Kitta, M.Si / Head of UPTD Mamminasata
	[Lecturers] 1. Drs. H. M. Nasir, DK/ MMDCB Resource person 2. Ir. M. Syafruddin Hamrun, M.Si/ Head of UPTD Local Resources, Dinas Spatial Planning and Settlement South Sulawesi/ MMDCB 3. Ir. Zulkarnain Kitta, M.Si / Head of UPTD Mamminasata 4. Ir. M. Syarif Sarebong, M. Si/ Head of Spatial Utilization Section Dinas Spatial Planning and Settlement South Sulawesi
	[Administration] 1. Ir. H.M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Staff of Administration Sub-division, UPTD Mamminasata
7. No. of Session	135 minutes (Lecture, Discussion and Case Study)
8. Teaching material	[References] 1. Law no. 26/2007 on Spatial Management 2. Government Regulation No 15/2010 on Implementation of Spatial Management 3. Presidential Regulation No 55 Year 2011 on Mamminasata Spatial Plan 4. Regional Regulation of South Sulawesi Province 5. Regional Regulation on GSP of each District/City in Mamminasata 6. Regional Regulation No. 4 of 2008 on Spatial Utilization Permission of South Sulawesi [Handout/powerpoint]
9. Monitoring & Evaluation	Trainers can constantly monitor and evaluate the progress of the trainees and their tasks, such as following the permission issuance procedures by applying the technical standards > Monitoring sheet for feedback on each training (understanding, contents...) > Monitoring/ Evaluation/ Feedback sessions on entire training (1 day)

10. Output	City/district officials follow the permission procedure by applying the technical standards.	
11. Role and Responsibility	UPTD Mamminasata	1. Logistics (Arrangement of trainers, venue, information provision, documents distribution, etc.) 2. As trainers 3. Prepare teaching materials
	Provincial MMDCB	1. As trainers 2. Prepare teaching materials
	PU	1. Provide relevant documents such as guideline, socialization material etc. 2. Provide advice about the training program as a whole
	Others	None
12. Frequency	Routine/ Non-routine (Occasional)	Routine
	Condition of implementation	Lecture and Case study/OJT (twice a year, in May and October)
13. Costs	Meeting expenses (meeting room, snacks, lunch, etc)	Rp. 50.000.000
	Materials (printing costs, certificates, stationary)	Rp. 30,000
	Transportation (for staff members, for participants)	Rp. 850,000
	Fee for lecturers (UPTD, MMDCB, PU, others)	Rp. 4,150,000

1. Course	5 Database Management System	
2. Curriculum	5-1 GIS Operational Procedure (Basic 1)	
3. Objective	Enhancement for City District staff: 1. Understanding about geographical information system (GIS) 2. Understanding about satellite imagery data processing 3. Understanding about features on ArcGIS software	
4. Topics/Method	(1). Lecture (2). Practice	
5.Target Trainees	1. Bappeda's staff (Makassar city, Maros district, Gowa district & Takalar district) 2. PU's staff (Makassar city, Maros district, Gowa district & Takalar district) 3. Other's SKPD staff (Makassar city, Maros district, Gowa district & Takalar district)	
6.Implementation Structure	[Coordinator] Andi Yurnita, ST, M.Si/ Head of Information and Implementation Section, UPTD Mamminasata [Wakil Ketua] Yosef Sulle, SIP/ Head of Monitoring and Controlling Section UPTD Mamminasata	
	[Trainer] 1. Mirza A. Wahiduddin, ST 2. Asmirandy, ST 3. Irmah Yuniwanty, ST 4. Karmila Arman, ST	
	[Administration] 1. Ir. H. M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Ir.Wahjudi S.Sutikno, MT/ Staff of Monitoring and Controlling Section UPTD Mamminasata 3. Staff of Administrative Sub-division, UPTD Mamminasata	
7. No. of session	3 hour (lecture and practice)	
8. Teaching Material	[Powepoint material] GIS presentation material at TOT [Reference] ArCGIS Desktop 9.3 Software	
9. Monitoring & Evaluation	Trainer is monitoring progress and evaluate the trainees, based on materials obtained every week. For the evaluation, generally trainee can operate the program although it still needs the support from trainer	
10. Output	All stakeholders related fields of spatial planning in the city / district can understand the GIS operating procedure of basic 1	
11. Role & Responsibility	UPTD	1. Logistic 2. Trainer 3. Preparing teaching material
	BKSPMM (technical unit)	Observer
	Others	No
12. Frequence	Routine/Non-routine (no periodic)	Routine
	Condition of implementation	Training once a week until 4-6 times training
13. Costs	Training expenses (room, snack, lunch, etc.)	Rp. 30,000,000
	Material (print cost, certificate, stationery)	Rp. 30,000
	Transportation (for trainer and trainee)	Rp. 850,000
	Trainer fee (UPTD, BKSPMM, others)	Rp. 4,150,000

1. Course	5 Database Management System	
2. Curriculum	5-2 GIS Operational Procedure (Basic 2)	
3. Objective	Enhancement for City/District staff: 1. Understanding about georeference 2. Understanding about digitation 3. Understanding about usingGPS	
4. Topics/Method	1. Explanation 2. Practice	
5.Target Trainees	1. Bappeda's staff (Makassar city, Maros district, Gowa district & Takalar district) 2. PU's staff (Makassar city, Maros district, Gowa district & Takalar district) 3. Other's SKPD staff (Makassar city, Maros district, Gowa district & Takalar district)	
6.Implementation Structure	[Coordinator] Andi Yurnita, ST, M.Si/ Head of Information and Implementation Section, UPTD Mamminasata	
	[Trainer] 1. Mirza A. Wahiduddin, ST 2. Asmirandy, ST 3. Imah Yuniwanty, ST 4. Karmila Arman, ST	
	[Administration] 1. Ir. H. M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Staff of Administrative Sub-division, UPTD Mamminasata	
7. No. of session	3 hour (explanation and practice)	
8. Teaching Material	[Reference] ArcGIS Desktop 9.3 Software	
9. Monitoring & Evaluation	Trainer is monitoring progress and evaluate the trainees, based on materials obtained every week. For the evaluation, generally trainee can operate the program although it still needs the support from trainer	
10. Output	All stakeholders related fields of spatial planning in the city / district can understand the GIS operating procedure of basic 2	
11.Role & Responsibility	UPTD	1. Logistic 2. Trainer 3. Preparing teaching material
	BKSPMM (technical unit)	Observer
	Others	No
12. Frequence	Routine/Non-routine (no periodic)	Routine
	Condition of implementation	Training once a week until 6-8 times training
13. Costs	Training expenses (room, snack, lunch, etc.)	Rp. 30,000,000
	Material (print cost, certificate, stationery)	Rp. 30,000
	Transportation (for trainer and trainee)	Rp. 850,000
	Trainer fee (UPTD, BKSPMM, others)	Rp. 4,150,000

1. Course	5 Database Management System	
2. Curriculum	5-3 On Job Training (OJT)	
3. Objective	Enhancement for City/District staff: 1. Understanding about land use digitations 2. Understanding about digitations of urban area 3. Understanding about digitations of GOS (green open space)	
4. Topics/Method	1. Lecture 2. Practice	
5. Target Trainees	1. Bappeda's staff (Makassar city, Maros district, Gowa district & Takalar district) 2. PU's staff (Makassar city, Maros district, Gowa district & Takalar district) 3. Other's SKPD staff (Makassar city, Maros district, Gowa district & Takalar district)	
6. Implementation Structure	[Coordinator] Andi Yumita, ST, M.Si/ Head of Information and Implementation Section, UPTD Mamminasata	
	[Trainer] 1. Mirza A. Wahiduddin, ST 2. Asmirandy, ST 3. Irmah Yuniwenty, ST 4. Karmila Arman, ST	
	[Administration] 1. Ir. H. M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Staff of Administrative Sub-division, UPTD Mamminasata	
7. No. of session	3 hour (Lecture & practice)	
8. Teaching Material	[Reference] ArcGIS Desktop 9.3 software	
9. Monitoring & Evaluation	Trainer is monitoring progress and evaluate the trainees, based on materials obtained every week. For the evaluation, generally trainee can operate the program although it still needs the support from trainer	
10. Output	All stake holders related to the field of spatial planning in the city / county may apply based on their respective territories	
11. Role & Responsibility	UPTD	1. Logistic 2. Trainer 3. Preparing teaching material
	BKSPMM (technical unit)	Observer
	Others	No
12. Frequence	Routine/Non-routine (no periodic)	Routine
	Condition of implementation	Training once a week until 2-3 times training
13. Costs	Training expenses (room, snack, lunch, etc.)	Rp. 30,000,000
	Material (print cost, certificate, stationery)	Rp. 30,000
	Transportation (for trainer and trainee)	Rp. 850,000
	Trainer fee (UPTD, BKSPMM, others)	Rp. 4,150,000

1. Course	5 Database Management System	
2. Curriculum	5-4 Database Management	
3. Objective	Enhancement for City/District staff: 1. Improve the ability of staff in order to permit the spatial utilization (principle permit, location permit, etc.) 2. Improve the ability of the staff in utilizing Internet technology to share data so that more effective and efficient	
4. Topics/Method	1. Lecture 1. Sharing data through internet 2. General description of spatial control 2. Case study/OJT 1. Sharing data of each City/District to Dinas Tarkim South Sulawesi Province 2. Procedures permit application / approval in principle	
5.Target Trainees	1. Bappeda's staff (Makassar city, Maros district, Gowa district & Takalar district) 2. PU's staff (Makassar city, Maros district, Gowa district & Takalar district) 3. Other's SKPD staff (Makassar city, Maros district, Gowa district & Takalar district)	
6.Implementation Structure	[Coordinator] Andi Yumita, ST, M.Si/ Head of Information and Implementation Section, UPTD Mamminasata [Trainer] 1. Mirza A. Wahiduddin, ST 2. Asmirandy, ST 3. Imah Yuniwanty, ST 4. Kamila Arman, ST [Administration] 1. Ir. H. M. Ghazali Djakaria, M.Si/ Head of Administration Sub-Division UPTD Mamminasata 2. Ir.Wahjudi S.Sutikno, MT/ Staff of Monitoring and Controlling Section UPTD Mamminasata 3. Staff of Administrative Sub-division, UPTD Mamminasata	
7. No. of session	6 hour (Lecture, Practice, Discussion & Case study)	
8. Teaching Material	[Reference] 1. ArcGIS Desktop 9.3 software 2. The material principle of granting permission from Dinas Tarkim South Sulawesi Province	
9. Monitoring & Evaluation	Trainer is monitoring progress of the trainees based on materials provided during the workshop. For the evaluation, generally trainee can operate the program although it still needs the support from coaches .	
10. Output	Staff of the City / County follow the licensing procedures and overlay with each GSP and DSP map	
11. Role & Responsibility	UPTD	1. Logistic 2. Trainer 3. Preparing teaching material
	BKSPMM (technical unit)	Observer
	Others	No
12. Frequence	Routine/Non-routine (no periodic)	Routine
	Condition of implementation	Lecture and Case study twice
13. Costs	Training expenses (room, snack, lunch, etc.)	Rp. 30,000,000
	Material (print cost, certificate, stationery)	Rp. 30,000
	Transportation (for trainer and trainee)	Rp. 850,000
	Trainer fee (UPTD, BKSPMM, others)	Rp. 4,150,000

LIST OF TRAINING MATERIALS

I. Knowledge on Spatial Management (for Routine Training and TOT)

1. Introduction of Spatial Management Implementation

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
A.	Spatial Management Implementation					
A-01	Socialization of Government Regulation no 15/2010 on Spatial Management Implementation	PPT	TOT	10 May-4 June 2010	Directorate of General Spatial Management , PU	Indonesian version
A-02	Draft of Presidential Regulation on Spatial Management of Mamminasata Metropolitan Area (National Strategic Area)	PPT	TOT Wrap Up	23-25 Nov 2010	Directorate of General Spatial Management , PU	Indonesian version
A-03	Questions and Answers regarding Presidential Regulation No 15 Year 2010 of Spatial Management Implementation	PPT	TOT Wrap Up	23-25 Nov 2010	PU (Ir. Renyansih)	Indonesian version
A-04	Introduction on Implementation of Spatial Management	PPT	Trial Training in Takalar District	14,18 Jan 2011	MMDCB (Mrs. Sri Wedary H)	Indonesian version
A-05	Introduction on Implementation of Spatial Management	PPT	Trial Training in Makassar City	18-19 May 2011	MMDCB (Mrs. Sri Wedary H)	Indonesian version
A-06	Urban Development Management in Mamminasata Metropolitan Area	PPT	Socialization of Presidential Regulation No 55 Year 2011	16 Nov 2011	UPTD MM – JICA MM	
A-07	Government Regulation No 15 Year 2010 on Spatial Management	Reference	Routine Training/TOT			
A-08	Law No 26 Year 2007 on Spatial Management	Reference				
A-09	South Sulawesi Regional Regulation No 9 Year 2009 on Spatial Management	Reference				

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
A-10	Implementation of Spatial Management (Government Regulation No 15 Year 2010)	Reference				Hand Book
A-11	Spatial Management for Makassar, Maros, Sungguminasa and Takalar (Draft of Presidential Regulation)	Reference				
B	Presidential Regulation No. 55 Year 2011 on Spatial Plan of Mamminasata Urban Area					
B-01	Overview of Presidential Regulation	PPT	Socialization of Presidential Regulation	16 Nov 2011	MMDCB (Drs. Muchlis Syarif, MS)	
B-02	Spatial Pattern of Presidential Regulation No 55 Year 2011	PPT	Socialization of Presidential Regulation	16 Nov 2011	BKSPMM (Ibu Sri Wedari H)	
B-03	Spatial Structure of Presidential Regulation No 55 Year 2011	PPT	Socialization of Presidential Regulation	16 Nov 2011	UPTD MM (Ir. Zulkarnain K)	
B-04	Direction of Spatial Utilization	PPT	Socialization of Presidential Regulation	16 Nov 2011	BKSPMM (Drs. H. Nasir DK)	
B-05	Implementation Management of Presidential Regulation No 55 Year 2011	PPT	Socialization of Presidential Regulation	16 Nov 2011	JICA MM	
B-06	Speech from Vice Minister of Public Works	PPT	Socialization of Sustainable Urban Development Policy in National Strategic Area of Urban Mamminasata	28 Nov 2011	Ministry of Public Works	
B-07	Legal Aspect of Spatial Planning in Mamminasata Urban Area	PPT	Socialization of Sustainable Urban Development Policy in National Strategic Area of Urban	28 Nov 2011	Deputy of Economic Section of Secretariat Cabinet (Mrs. Retno Pudji Budi)	

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
			Mamminasata		Astuti)	
B-08	Management and Implementation of Spatial Planning of National Strategic Area of Urban Mamminasata	PPT	Socialization of Sustainable Urban Development Policy in National Strategic Area of Urban Mamminasata	28 Nov 2011	Director of Regional Guidance Area II (Ir. Bahal Edison)	
B-09	Direction of Spatial Utilization Control of Mamminasata Urban Area	PPT	Socialization of Sustainable Urban Development Policy in National Strategic Area of Urban Mamminasata	28 Nov 2011	Assistant Deputy of Spatial Management Matters and Area Development (Ir. Abd. Kamarzuki)	
B-10	Structure Plan and Spatial Pattern of Mamminasata Urban Area	PPT	Socialization of Sustainable Urban Development Policy in National Strategic Area of Urban Mamminasata	28 Nov 2011	Director of Urban Area, Ministry of Public Works (Joessair Lubis)	
B-11	Implementation and Control Coordination of Presidential Regulation on Urban National Strategic Area	PPT	Socialization of Sustainable Urban Development Policy in National Strategic Area of Urban Mamminasata	28 Nov 2011	National Spatial Plan Coordination Board (Mr. Luky)	
B-12	Direction of Spatial Utilization of Mamminasata Urban Area	PPT	Socialization of Sustainable Urban Development Policy in National Strategic Area of Urban Mamminasata	28 Nov 2011	Director of Spatial Plan and Land Authority (Deddy Koespramoedyo)	
B-13	Presidential Regulation No 55 Tahun 2011	Reference				

2. Spatial Planning

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
C.	General Spatial Plan Formulation (GSP)					
C-01	Guideline of Formulation of General Spatial Plan of City	PPT	TOT	10 May-4 June 2010	Directorate of General Spatial Management , PU	Indonesian version
C-02	Formulation of General Spatial Plan of City	PPT	TOT	10 May-4 June 2010	Directorate of General Spatial Management , PU	Indonesian version
C-03	Manual for Formulation of General Spatial Plans of City and District of Mamminasata	PPT	TOT	10 May-4 June 2010	JICA MM	
C-04	Exercise for Examination on GSP Proposed by City/District	PPT	TOT	10 May-4 June 2010	JICA MM	
C-05	Formulation of General Spatial Plan of City	PPT	TOT Wrap Up	23-25 Nov 2010	UPTD MM (Mrs. Ayu)	Indonesian version
C-06	Procedure and Content of General Spatial Plan of District	PPT	Trial Training in Maros District	12 April 2011	UPTD MM (Mrs. Ayu)	Indonesian version
C-07	Exercise Review of General Spatial Plan of City/District (Case Study)	PPT	Trial Training in Maros District	12 April 2011	JICA MM	Indonesian version
C-08	Procedure and Content of General Spatial Plan of City/District	PPT	Trial Training in Gowa District	14 April 2011	UPTD MM (Mrs. Ayu)	Indonesian version
C-09	Procedure and Content of General Spatial Plan of City	PPT	Trial Training in Makassar City	18-19 May 2011	UPTD MM (Mrs. Ayu)	Indonesian version
C-10	National Spatial Plan PP No. 26 Year 2008	Reference	Routine Training/TOT			
C-11	Socialization of Law No. 26 Year 2007 on Spatial Planning	Reference	Routine Training/TOT			

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
C-12	South Sulawesi Regional Regulation No. 9 Year 2009 on South Sulawesi Provincial GSP	Reference	Routine Training/TOT			
C-13	Draft Presidential Regulation 2010 on GSP of Mamminasata Metropolitan Area	Reference	Routine Training/TOT			
C-14	Substance of Regional Regulation on City GSP	Reference	Routine Training/TOT			
C-15	Formulation of City Spatial Planning	Reference	Routine Training/TOT			
C-16	Guidelines of City GSP Formulation	Reference	Routine Training/TOT			Missing
C-17	Manual of City and District GSP Formulation in Mamminasata	Reference	Routine Training/TOT			
C-18	Plan Report of GSP of Takalar District Year 2008-2028	Reference	Routine Training/TOT			
C-19	Middle Report of GSP of Takalar District Year 2008-2028	Reference	Routine Training/TOT			
C-20	Revision of GSP of Maros District (Draft of Final Report)	Reference	Routine Training/TOT			
C-21	Guidelines on City GSP Formulation	Reference	Routine Training/TOT			
C-22	Guidelines on District GSP Formulation	Reference	Routine Training/TOT			
C-23	Manual on District/City GSP Formulation in Mamminasata	Reference	Routine Training/TOT			
C-24	Draft of Minister of Public Works Regulation on City GSP	Reference	Routine Training/TOT			
C-25	Manual on District/City GSP Formulation in Mamminasata	Reference	Routine Training/TOT			
C-26	Minister Regulation No 28 Year 2008 on Guideline of Evaluation for Regional Regulation Draft for Spatial Plan	Reference	Routine Training/TOT			
C-27	Draft Presidential Regulation 2010 on Mamminasata Metropolitan Area	Reference	Routine Training/TOT			

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
C-28	Draft City Regional Regulation Year 2010-2030 on GSP of Makassar City 2010-2030	Reference	Routine Training/TOT			
C-29	Draft of Regional Regulation on GSP of Takalar District	Reference	Routine Training/TOT			
C-30	Draft of Regional Regulation on GSP of Maros District	Reference	Routine Training/TOT			
C-31	Draft of Regional Regulation on GSP of Gowa District	Reference	Routine Training/TOT			
C-32	Minister Regulation no 28 Year 2008 on Guideline of Evaluation for Regional Regulation Draft for Spatial Plan	Reference	Routine Training/TOT			
C-33	The Procedure of Housing Environment Planning in Urban Area (Indonesian National Standard) – (Manual)	Reference				
C-34	Spatial Plan of Makassar City (Summaries) - Report	Reference				English Version
C-35	General Spatial Plan in New Town Area Gowa-Maros Year 2007 (Final Report)	Reference				
C-36	Spatial Plan of Makassar City Year 2010-2030 (Final Report)	Reference				
C-37	Revision of General Spatial Plan of Maros District 2009 (Draft Final Report)	Reference				
C-38	General Spatial Plan of Takalar District 2008-2028 (Interim Report)	Reference				
C-39	General Spatial Plan of Takalar District 2008-2028 (Preliminary Report)	Reference				
C-40	General Spatial Plan of Takalar District 2008-2028 (Plan Report)	Reference				
C-41	General Spatial Plan of Gowa District- August 2003 (Plan Report)	Reference				
C-42	General Spatial Plan of Maros District - 2005-Oval Plan 86 Consultant (Plan Report)	Reference				

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
C-43	Formulation of GSP for Districts (Guideline)	Reference				
C-44	Formulation of GSP for Cities (Guideline)	Reference				
C-45	Formulation of GSP for Province (Guideline)	Reference				
C-46	General Guideline of Environment and Building Plan (Guideline)	Reference				
C-47	General Spatial Plan of Makassar City Year 2005-2015 (Regional Regulation of Makassar City No. 6 Year 2006)	Reference				
C-48	General Spatial Plan of South Sulawesi Province Year 2008-2028 (Regional Regulation of South Sulawesi Province No 9 Year 2009)	Reference				
C-49	General Guideline of environment and Building Plan (Ministry Regulation of PU No.06/PRT/M/2007)	Reference				
C-50	National Spatial Plan (Presidential Regulation No 26 year 2008)	Reference				English Version
C-51	General Spatial Plan of National (Presidential Regulation No 26 Year 2008)	Reference				
C-52	General Spatial Plan of Takalar District (Draft of Regional Regulation of Takalar District)	Reference				
C-53	Draft Regulation of GSP of City Year 2010-2030 (Draft of Regional Regulation Year 2010-2030)	Reference				
C-54	Draft Regulation of Makassar City Year 2010-2030(Draft of Regional Regulation of Makassar City Year 2010-2030)	Reference				
C-55	Draft Regulation of Province Year 2010-2030 (Draft of Regional Regulation of South Sulawesi Province)	Reference				
C-56	General Guideline of Environment and Building Plan – March 2007 (Draft of	Reference				

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
	Ministry Regulation)					
C-57	Accuracy Level of Spatial Plan Map (Draft of Presidential Regulation)	Reference				
C-58	Spatial Plan for Makassar, Gowa, Sungguminasa and Takalar (Presidential Regulation No 55 Year 2011)	Reference				
D.	Formulation of Detailed Spatial Plan (DSP) / Zoning Regulation					
D-01	Detailed Spatial Plan of Education Area in Samata and Bontomarannu-MM	PPT	Training on Spatial Management (Curitiba Case)-Comparative Study	18-21 Jan 2010		Indonesian version
D-02	Formulation of Detailed Spatial Plan of City/District and Zoning Regulation	PPT	TOT	10 May-4 June 2010	PU (Mr. Petrus Natalivan)	Indonesian version
D-03	Manual for Formulation of Detailed Spatial Plans of City/District in Mamminasata Metropolitan Area	PPT	TOT	10 May-4 June 2010	JICA MM	
D-04	Exercise for Examination on DSP Proposed by City/District	PPT	TOT	10 May-4 June 2010	JICA MM	
D-05	Formulation of Detailed Spatial Plan of City/District and Zoning Regulation	PPT	TOT Wrap Up	23-25 June 2010	MMDCB (Mr. Muchlis)	Indonesian version
D-06	Formulation of Detailed Spatial Plan of City/District and Zoning Regulation	PPT	Trial Training in Takalar District	14,18 Jan 2011	MMDCB (Mr. Muchlis)	Indonesian version
D-07	Formulation of Detailed Spatial Plan of City/District and Zoning Regulation	PPT	Trial Training in Maros District	12 Apr 2011	MMDCB (Mr. Muchlis)	Indonesian version
D-08	Formulation of Detailed Spatial Plan of City/District and Zoning Regulation	PPT	Trial Training Gowa District	14 Apr 2011	MMDCB (Mr. Muchlis)	Indonesian version
D-09	Formulation of Detailed Spatial Plan of City/District and Zoning Regulation	PPT	Trial Training in Makassar City	18-19 May 2011	MMDCB (Mr. Muchlis)	Indonesian version
D-10	Draft DSP of Mamminasata District/City	Reference	Routine			Missing

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
			Training/TOT			
D-11	Detailed Spatial Plan of Kec. Pattalassang, Takalar (Report)	Reference				
D-12	Detailed Spatial Plan of Old Town (Summary)	Reference				
D-13	Detailed Spatial Plan of Hasanuddin Airport in Mamminasata Metropolitan Year 2004 (Interim Report)	Reference				
D-14	Detailed Spatial Plan of Sungguminasa Gowa City Area D-Oct 2009 (Final Report)	Reference				
D-15	Guideline for Formulation of Rules of Spatial Utilization (Zoning Regulation) in Urban Area –August 2003	Reference				
D-16	Detailed Spatial Plan of District (Draft of Ministry Regulation)	Reference				
D-17	Detailed Spatial Plan of Old Town of Makassar City	Case Study Material (Map)				
D-18	Restriction on the Construction of Facilities by Land Use Zoning Category	Case Study Material (Map)				
D-19	Zoning Category Determination Table	Case Study Material (Map)				

3. Spatial Utilization and Implementation of Mamminasata Priority Programs

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
E.	Project Management and Monitoring					
E-01	Monitoring Format	PPT	Coordination Meeting of 11 Priority Program and Program Schedule	23 Dec 2009	JICA MM	
E-02	Project Management and Monitoring	PPT	TOT	10 May-4 June 2010	JICA MM	
E-03	Priority Project Monitoring	PPT	Regular Meeting (Project Monitoring Meeting-Format of Monitoring Sheet)	30 Nov 2010	JICA MM	
E-04	Land Readjustment System and Organizational Structure in Japan	PPT	Training on Land Readjustment and Organization (Batch I)	14-16 June 2011	JICA MM	Indonesian version
E-05	Formulation Method of Basic Concept	PPT	Training on Land Readjustment and Organization (Batch I)	14-16 June 2011	JICA MM	
E-06	Formulation Method of Outline Design	PPT	Training on Land Readjustment and Organization (Batch I)	14-16 June 2011	JICA MM	
E-07	Land Readjustment System and Organizational Structure in Japan	PPT	Training on Land Readjustment and Organization (Batch II)	27-28 June 2011	JICA MM	Indonesian version
E-8	Formulation Method of Basic Concept	PPT	Training on Land Readjustment and Organization (Batch II)	27-28 June 2011	JICA MM	Indonesian version
E-09	Formulation Method of Outline Design	PPT	Training on Land Readjustment and Organization	27-28 June	JICA MM	Indonesian version

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
			(Batch II)	2011		
E-10	Land Readjustment System and Organizational Structure in Japan	PPT	Training on Land Readjustment and New Town Development for Maros and Gowa District Officials	11-12 Oct 2011	JICA MM	Indonesian version
E-11	Formulation Method of Basic Concept	PPT	Training on Land Readjustment and New Town Development for Maros and Gowa District Officials	11-12 Oct 2011	JICA MM	Indonesian version
E-12	Urban Development Planning/Design and Geographical Condition	PPT	Training on Land Readjustment and New Town Development (Phase I, Organization)	18-20 Oct 2011	JICA MM	
E-13	Initial Condition of Implementation in Japan	PPT	Training on Land Readjustment and New Town Development (Phase I, Organization)	18-20 Oct 2011	JICA MM	Indonesian version
E-14	Land Readjustment System and Organizational Structure in Japan	PPT	Training on Land Readjustment and New Town Development (Phase I, Organization)	18-20 Oct 2011	JICA MM	Indonesian version
E-15	Land Readjustment System and Organizational Structure in Japan	PPT	Training on Land Readjustment for Makassar City Officials	24-25 Oct 2011	JICA MM	Indonesian version
E-16	Formulation Method of Basic Concept	PPT	Training on Land Readjustment for Makassar City Officials	24-25 Oct 2011	JICA MM	Indonesian version

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
E-17	Land Readjustment System and Organizational Structure in Japan	PPT	Training on Land Readjustment for PU Officials	27-28 Oct 2011	JICA MM	Indonesian version
E-18	Formulation Method of Outline Design	PPT	Training on Land Readjustment for PU Officials	27-28 Oct 2011	JICA MM	Indonesian version
E-19	Land Readjustment System and Organizational Structure in Japan.	PPT	Training on Maritime and Land Readjustment for Takalar Officials	1-2 Nov 2011	JICA MM	Indonesian version
E-20	Sample of Maritime Development in Japan	PPT	Training on Maritime and Land Readjustment for Takalar Officials	1-2 Nov 2011	JICA MM	
E-21	Workshop Method	PPT	Training on Maritime and Land Readjustment for Takalar Officials	1-2 Nov 2011	JICA MM	Indonesian version
E-22	Regulation of Head of National Land Authority No 4 Year 1991 on Land Readjustment	Reference				
F.	Management of 11 Priority Projects (as a whole)					
F-01	Review of Mamminasata Master Plan	PPT	SC Meeting	21 Aug 2009	MMDCB-JICA MM	
F-02	The Center Point Of Indonesia	PPT	SC Meeting	29 July 2010	UPTD MM	
F-03	Wastewater System Development Program in Mamminasata Metropolitan Area	PPT	SC Meeting	29 July	UPTD MM	
F-04	Regional and Urban Infrastructure of Metropolitan Mamminasata	PPT	SC Meeting	29 July	UPTD MM	
F-05	Management of 11 Project Priority of Mamminasata Metropolitan	PPT	TOT Wrap Up	23-25 Nov 2010	General Directorate of Spatial Management (PU)	Indonesian version

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
F-06	Management Improvement of Urban Development in Mamminasata Metropolitan Area	PPT	JCC Meeting	26 Jan 2011	General Directorate of Spatial Management (PU)	Indonesian version
F-07	Mamminasata Metropolitan Area Development (National Strategic Area): 11 Priority Development Programs	PPT	Trial Training in Maros District	12 April 2011	UPTD MM	Indonesian version
F-08	Mamminasata Metropolitan Area Development (National Strategic Area): 11 Priority Development Programs	PPT	Trial Training in Gowa District	14 April 2011	UPTD MM	Indonesian version
F-09	Mamminasata Metropolitan Area Development (National Strategic Area)	PPT	Trial Training in Makassar City	18-19 May 2011	UPTD MM	Indonesian version
F-10	Socialization of DED Mamminasata Bypass Road	PPT	Socialization of Presidential Regulation No 55 Year 2011	04 Oct 2011	UPTD MM	Indonesian version
F-11	Draft Presidential Regulation 2010 on Mamminasata Metropolitan Area Spatial Planning	Reference	Routine Training/TOT			
F-12	Work Package 01- Technical Planning of Bypass Toll Road Mamminasata 2010 by PT Seecons (Summary)	Reference				
G.	New Town					
G-01	Major New Town Development in Tokyo Metropolitan Area	PPT	SC Meeting	21 Aug 2009	JICA MM	
G-02	Planning Process of New Town Development Project	PPT	Workshop New Town Development	18 Nov 2009	JICA MM	
G-03	Discussion Activities for WG for New Town Development	PPT	Workshop New Town Development	18 Nov 2009	JICA MM	
G-04	Handling Priority Arterial Road in Mamminasata of South Sulawesi Province	PPT	SC Meeting	29 July 2010	UPTD MM	
G-05	New Town Mamminasata	PPT	SC Meeting	29 July 2010	UPTD MM – JICA MM	
G-06	Progress of New Town	PPT	Training on Land Readjustment and New Town	18-20 Oct 2011	JICA MM	

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
			Development (Phase I, Organization)			
G-07	DED Formulation of Water Supply for New Town (Final Report)	Reference				
H.	Go Green					
H-01	Introduction of Parks and Green Area	PPT	SC Meeting	21 Aug 2009	MMDCB – JICA MM	
H-02	Go Green Mamminasata Workshop I	PPT	Workshop Go Green Program	4 Dec 2009	UPTD MM	
H-03	Go Green Mamminasata Workshop II	PPT	Workshop Go Green Program	11 Dec 2009	UPTD MM	
H-04	MMDCB Concrete Plan (Go Green Mamminasata)	PPT	Coordination Meeting of 11 Program Priority and Program Schedule	23 Dec 2009	MMDCB	Indonesian version
H-05	Go Green Mamminasata	PPT	Training on Spatial Management (Curitiba Case)-Comparative Study	18-21 Jan 2010		Indonesian version
H-06	Go Green Mamminasata Workshop III	PPT	Workshop Go Green Mamminasata	9 June 2010	UPTD MM	Indonesian version
H-07	Go Green Mamminasata	PPT	SC Meeting	29 July 2010	UPTD MM	
H-08	Exposure of Green Open Space Master Plan of Mamminasata Metropolitan Area	PPT	Task Meeting Force (Go Green)	13 May 2011	UPTD MM	Indonesian version
H-09	Review by JICA Team toward Green Open Space in Mamminasata Metropolitan	PPT	Task Meeting Force (Go Green)	13 May 2011	UPTD MM	Indonesian version
H-10	Approach/Action Plan to Improve Green Open Space	PPT	Task Meeting Force (Go Green)	13 May 2011	UPTD MM	Indonesian version

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
H-11	Green Open Space	PPT	Comparative Study in Surabaya	6-7 Oct 2011	UPTD MM	Indonesian version
H-12	Green Open Space Expose of Mamminasata Metropolitan Area	PPT	Comparative Study in Surabaya	6-7 Oct 2011	UPTD MM	Indonesian version
H-13	DED of Green Open Space (Report)	Reference				
H-14	City Forest (Presidential Regulation No 63 Year 2002)	Reference				
I.	Maritime					
I-01	Priority Program (Examination of Priority Programs Proposed by Takalar District)	PPT	SC Meeting	29 July 2010	UPTD MM – JICA MM	
I-02	Mamminasata Maritime Area	PPT	Training on Maritime and Land Readjustment for Takalar Officials	1-2 Nov 2011	UPTD MM	Indonesian version
I-03	Study of Evaluation of TPI (Fish Auction) Utilization in Boddia Sub District, Takalar District Year 2009 (Final Report)	Reference				
I-04	Master Plan of Takalar Industry Area (KITA) Year 2009 (Plan Report)	Reference				
I-05	Organization and Work Procedure of District Secretariat and Parliament of Takalar District (Regional Regulation of Takalar District No 10 Year 2008)	Reference				

4. Control of Mamminasata Spatial Utilization

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
J.	Development Permission Mechanism and Technical Standards					
J-01	Land Development Permission System and its Procedure in Japan	PPT	Workshop on Development Permit and Procedure System in Japan	2 Dec 2009	JICA MM	Indonesian version
J-02	Spatial Utilization Permit	PPT	TOT	10 May-4 June 2010	PU (Mr. Petrus Natalivan)	Indonesian version
J-03	Regional Regulation of South Sulawesi Province No 4 Year 2008 regarding Permit Implementation in South Sulawesi Province	PPT	TOT	10 May-4 June 2010	Legal Bureau Setda of SS Prov (A.M. Yusran)	Indonesian version
J-04	(Draft) Manual and Technical Standards for Land Development Permission in Mamminasata	PPT	TOT	10 May-4 June 2010	JICA MM	
J-05	Exercise for Concerning Land Development Permission	PPT	TOT	10 May-4 June 2010	JICA MM	
J-06	Spatial Utilization Control	PPT	TOT Wrap Up	23-25 Nov 2010	UPTD MM – MMDCB (M. Syafruddin Hamrun, H. Syarif Sarebong, H.M Nasir DK)	Indonesian version
J-07	Method of City Planning Decision in Japan	PPT	TOT Wrap Up	23-25 Nov 2010	JICA MM	
J-08	Land Development Permit System in Japan	PPT	TOT Wrap Up	23-25 Nov 2010	JICA MM	
J-09	Building Construction Permit System in Japan	PPT	TOT Wrap Up	23-25 Nov 2010	JICA MM	

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
J-10	Land Development Permit	PPT	Trial Training in Takalar District	14, 18 Jan 2011	UPTD MM - MMDCB	Indonesian version
J-11	Land Development Permit	PPT	Trial Training in Maros District	12 Apr 2011	UPTD MM - MMDCB	Indonesian version
J-12	Spatial Utilization Permit	PPT	Trial Training in Maros District	12 Apr 2011	UPTD MM - MMDCB (M. Syafruddin Hamrun, H. Syarif Sarebong, H.M Nasir DK)	Indonesian version
J-13	Land Development Permit	PPT	Trial Training in Gowa District	14 Apr 2011	UPTD MM - MMDCB	Indonesian version
J-14	Spatial Utilization Permit	PPT	Trial Training in Gowa District	14 Apr 2011	UPTD MM - MMDCB (M. Syafruddin Hamrun, H. Syarif Sarebong, H.M Nasir DK)	Indonesian version
J-15	Land Development Permit	PPT	Trial Training in Makassar City	18-19 May 2011	MMDCB (Mr. Nasir)	Indonesian version
J-16	Spatial Utilization Permit	PPT	Trial Training in Makassar City	18-19 May 2011	UPTD MM - MMDCB (M. Syafruddin Hamrun, H. Syarif Sarebong, H.M Nasir DK)	Indonesian version
J-17	Control Instrument of New Town Area Mamminasata Metropolitan Year 2009 by PT Wesitan (Progress Report)	Reference				
J-18	Guideline of Spatial Utilization Control in Urban Area	Reference				

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
J-19	Retribution of Permit Implementation in Government of South Sulawesi Province and Governor Regulation of South Sulawesi No 20 Year 2008 (Regional Regulation No 4 Year 2009)	Reference				

5. Database Management System (GIS)

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
K.	Database Management System and Geographic Information System					
K-01	Database for Urban Planning	PPT	Database Development	25 Nov 2009	JICA MM	
K-02	GIS Basics	PPT	TOT	10 May – 4 June 2010	JICA MM	
K-03	GIS Database Training I	PPT	GIS Training	20 May 2010	JICA MM	
K-04	GPS Training	PPT	GIS Training	3 June 2010	JICA MM	Indonesian version
K-05	ArcGIS Explorer for free GIS Browser	PPT	GIS Training	3 June 2010	JICA MM	English version
K-06	SRTM (Shuttle Radar Topographic Mission) for free DEM (Digital Elevation Data)	PPT	GIS Training	3 June 2010	JICA MM	English version
K-07	Explanation of Database Management System, Active of GIS Database, Create Base Map	PPT	Database Management System Finalization Workshop	8-9 Nov 2011	JICA MM	
K-08	Spatial Utilization Permit and How to View Creating Database by Google Earth	PPT	Database Management System Finalization Workshop	8-9 Nov 2011	JICA MM	

6. Comparative Case Study (Curitiba, Training in Japan, Surabaya, Jakarta)

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
L.	Comparative Case Study					
L-01	Land Use Planning and Its Implementation (JICA Lecture volume 1)	PPT	Training on Spatial Management (Curitiba Case)-Comparative Study	18-21 Jan 2010	JICA MM	
L-02	Land Use Planning and Its Implementation (JICA Lecture Volume 2)	PPT	Training on Spatial Management (Curitiba Case)-Comparative Study	18-21 Jan 2010	JICA MM	
L-03	Land Use Planning and Its Implementation (JICA Lecture volume 3)	PPT	Training on Spatial Management (Curitiba Case)-Comparative Study	18-21 Jan 2010	JICA MM	
L-04	Land Use Planning, Supplemental Lecture	PPT	Training on Spatial Management (Curitiba Case)-Comparative Study	18-21 Jan 2010	JICA MM	Indonesian version
L-05	Field Study Report in Curitiba	PPT	Training on Spatial Management (Curitiba Case)-Comparative Study	18-21 Jan 2010	JICA MM	Indonesian version

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
L-06	Public Consultation: Urban Planning System in Japan	PPT	TOT	10 May – 4 June 2010	JICA MM	Indonesian version
L-07	Mamminasata Metropolitan Area Spatial Plan (Overview of Housing Area Referral)	PPT	Comparative Study of New Town Dev. in BSD City in Tangerang	7 July 2010	Dinas of Spatial Plan and Settlement	
L-08	Yokohama Minato Mirai 21 Central District	PPT	Training in Japan	28 Sept- 8 Oct 2010	Urban Renaissance Agency (UR)	
L-09	The Outline of Urban Revitalization Board	PPT	Training in Japan	28 Sept- 8 Oct 2010	Urban Renaissance Agency (UR)	Indonesian version
L-10	Kamakura Green Basic Plan	PPT	Training in Japan	28 Sept- 8 Oct 2010	Kamakura City	
L-11	Strategies of the Plan	PPT	Training in Japan	28 Sept- 8 Oct 2010	JICA MM	
L-12	Urban Design Kamakura	PPT	Training in Japan	28 Sept- 8 Oct 2010	Kamakura City	
L-13	Preservation of Historic and Scenic Beauty , Urban Design Div. City of Kamakura	PPT	Training in Japan	28 Sept- 8 Oct 2010	Kamakura City	
L-14	Land Readjustment Project in Tokai City	PPT	Training in Japan	28 Sept- 8 Oct 2010	Tokai City	
L-15	Mechanism of Land Readjustment (LR)	PPT	Training in Japan	28 Sept- 8 Oct 2010	Tamano Consultants	
L-16	Task of Consultants for Land Readjustment	PPT	Training in Japan	28 Sept- 8 Oct 2010	Tamano Consultants	

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
L-17	Training of Management and Urban Development for Indonesia	PPT	Training in Japan	28 Sept-8 Oct 2010	Aichi Prefektur	Indonesian version
L-18	Application and Implementation of Urban Planning (Spatial Plan)	PPT	Training in Japan	28 Sept-8 Oct 2010	Aichi Prefektur	Indonesian version
L-19	Osaka Ibaraki New Town	Word	Training in Japan	28 Sept-8 Oct 2010	JICA MM	Indonesian version
L-20	Group I: Review on Training in Japan	PPT	Workshop of Socialization/Reporting on Outputs of Training in Japan	22 Oct 2010	UPTD MM - MMDCB	
L-21	Group II: Review on Large Scale New Town Development in Japan	PPT	Workshop of Socialization/Reporting on Outputs of Training in Japan	22 Oct 2010	UPTD MM - MMDCB	
L-22	Group III: Development Pattern of Green Open Space	PPT	Workshop of Socialization/Reporting on Outputs of Training in Japan	22 Oct 2010	UPTD MM - MMDCB	
L-23	Management of Kamakura and Kohoku City Green Open Space	Word	Workshop of Socialization/Reporting on Outputs of Training in Japan	22 Oct 2010	UPTD MM - MMDCB	
L-24	Tohoku Region Pacific Coast Earthquake Report	PPT	Training (GIS)	20 May 2011	JICA MM	Indonesian version

7. Progress of JICA MM Project

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
M.	Progress of JICA MM Project					
M-01	General Information on Project Background, Project Outline and Work Plan, Introduction of City Planning System in Japan	PPT	SC Meeting	27 Apr 2009	MMDCB - JICA MM	
M-02	Progress of Step 1 and Proposal for Step 2	PPT	SC Meeting	21 Aug 2009	MMDCB	
M-03	Progress of Step 1 and Proposal for Step 2	PPT	JCC Meeting	28 Aug 2009	MMDCB	
M-04	Progress of Step 2 Activity (October 2009 – February 2010)	PPT	SC Meeting	10 Feb 2010	UPTD MM – JICA MM	
M-05	Project Objective, Components and Activity	PPT	SC Meeting	29 July 2010	UPTD MM – JICA MM	
M-06	Progress of Project Output (Manual for GSP, DSP and Land Development Permission)	PPT	SC Meeting	29 July 2010	UPTD MM – JICA MM	
M-07	TOT Follow Up Project Progress	PPT	TOT Wrap Up	23-25 Nov 2010	JICA MM	
M-08	The Progress of Project in General (Activity from Sep 2010 to Jan 2011) and Report of Mid Term Evaluation	PPT	SC Meeting	24 Jan 2011	UPTD MM – MMDCB – JICA MM	
M-09	Project Activities Progress during Period of Sept 2010 to Jan 2011	PPT	JCC Meeting	26 Jan 2011	UPTD MM – MMDCB – JICA MM	
M-10	Comments from Directorate General of Spatial Management on JICA Mid Term Evaluation Results	PPT	JCC Meeting	26 Jan 2011	PU	

II. Skills as Trainers (for TOT)

8. Skill Development

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
N.	Skill Development for Trainers					
N-01	Orientation about the ToT Program	PPT	TOT	10 May – 4 June 2010	JICA MM	
N-02	Project Management: Communication Skills for Facilitators	PPT	TOT	10 May – 4 June 2010	JICA MM	
N-03	Training of Trainers for Adult Training	PPT	TOT	10 May – 4 June 2010	UNHAS (TOT Trainer)	
N-04	Adults Training Plans and Process	PPT	TOT	10 May – 4 June 2010	UNHAS (TOT Trainer)	
N-05	Preparation of Teaching Materials and Action Plans for Trial Training	PPT	TOT	10 May – 4 June 2010	JICA MM	
N-06	Outline of TOT Follow Up	PPT	TOT Follow UP	21 Oct 2010	JICA MM	
N-07	Finalization of Syllabus	PPT	TOT Follow UP	28 Oct 2010	JICA MM	
N-08	Finalization of Training Manual	PPT	TOT Follow UP	2 Nov 2010	JICA MM	Missing
N-09	Preparation for Trial Training	PPT	TOT Follow UP	9 Nov 2010	JICA MM	
N-10	To evaluate previous trainings and understand issues and improvement methods, and find points to be improved for the next trainings	PPT	Review Meeting of Trial Training in Takalar, Maros and Gowa	28-29 April 2011	JICA MM	

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
N-11	To reconfirm the results of the evaluation and discussion in Day 1, tips for effective and excellent moderators and lecturers and to set up 'model schedule' for improving next trainings	PPT	Review Meeting of Trial Training in Takalar, Maros and Gowa	28-29 April 2011	JICA MM	
N-12	Tips on How to Be a Good Moderator and Facilitator	PPT	Review Meeting of Trial Training in Takalar, Maros and Gowa	28 -29 April 2011	JICA MM (Mrs. Agnes R)	Indonesian version
N-13	Tips on How to be a Good Moderator and Lecturers	Reference				
N-14	Icebreaking Activities	Reference				
N-15	Achievement Test as a Trainer	Reference				

9. Law, Regulations and Guidelines

No	Topics	Type of Material	Type of Document	Date	Prepared by	Remarks
O-01	MoU of Mamminasata New Town Development	Reference	MOU			
O-02	Accuracy Level of General Spatial Plan Map	Reference	Presidential Regulation No 10 Year 2000			
O-03	National Spatial Management Coordination	Reference	Presidential Regulation No 62 Year 2000			
O-04	Building and Warehouse Function	Reference	Law No 28 Year 2002			
O-05	Formulation of Law Regulation	Reference	Law No 10 Year 2004			
O-06	Guideline of Spatial Management Coordination	Reference	Ministry of Home Affairs Decree No 147 Year 2004			
O-07	Road Demarcation Line	Reference	South Sulawesi Regional Regulation No 3 year 2005			
O-08	Long Term National Development Plan Year 2005-2025	Reference	Law No 17 Year 2007			
O-09	Demarcation of Governmental matters between Government, Provincial Government and District/City Government	Reference	Presidential Regulation No 38 Year 2007			
O-10	General Guideline of Building and Environment Spatial Plan	Reference	Ministry Regulation No 06/PRT/M/2007			
O-11	Coastal Reclamation Area	Reference	Ministry of PU Regulation No 40/PRT/M/2007			

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
O-12	Guideline of Technical Criteria of Conservation Area	Reference	Ministry of PU Regulation No 41/PRT/M/2007			
O-13	Green Open Space Management in Urban Area	Reference	Ministry of Home Affairs Regulation No 1 Year 2007			
O-14	Guideline of Permit Easement and Incentive on Basic Multistory Public Housing in Urban Area	Reference	Ministry of Home Affairs Regulation No 74 Year 2007			
O-15	The Establishment of Mamminasata Metropolitan Development Cooperation Board	Reference	Governor Regulation No 16/2007			
O-16	The Stipulation of Mamminasata Metropolitan Development Cooperation Board Personnel	Reference	Governor Decree No. 1532/V/2007			
O-17	Spatial Management of Jabodetabekpunjur Area	Reference	Presidential Regulation No 54 Year 2008			
O-18	Guideline of Urban Area Planning	Reference	Ministry Regulation No 1 Year 2008			
O-19	Guideline of Green Open Space Supply and Utilization in Urban Area	Reference	Ministry Regulation No 05/PRT/M/2008			
O-20	Evaluation Procedure of Draft Regional Regulation on General Spatial Plan	Reference	Ministry Regulation No 28 Year 2008			
O-21	Environmental Protection and Management	Reference	Law No 32 Year 2009			
O-22	Sustainable Farm Land Protection	Reference	Law No 41 Year 2009			
O-23	Industry Area	Reference	Government Regulation No 24 Year 2009			

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
O-24	Guideline of Urban Area Management	Reference	Government Regulation No 34 Year 2009			
O-25	National Spatial Management Coordination Board	Reference	Presidential Decree No 4 Year 2009			
O-26	Procedure of Consultation Implementation regarding Forestry Substantial Approval on draft of Regional Regulation about Regional Spatial Plan	Reference	Ministry of Forestry Regulation No P.28/Menhut.II/2009			
O-27	Guideline of Substantial Approval on Stipulation of Draft Regional Regulation regarding Province and District/City General Spatial Plan including its details	Reference	Ministry of PU Regulation No 11/PRT/M/2009			
O-28	Guideline of Formulation of General Spatial Plan for Province	Reference	Ministry of PU Regulation No 15/PRT/M/2009			
O-29	Guideline of Formulation of General Spatial Plan for District	Reference	Ministry of PU Regulation No 16/PRT/M/2009			
O-30	Guideline of Formulation of General Spatial Plan for City	Reference	Ministry of PU Regulation No 17/PRT/M/2009			
O-31	Designation of Forest Area and Water Conservation in South Sulawesi Province Area	Reference	Ministry of Forestry Decree No. SK 434/Menhut II/2009			
O-32	General Spatial Plan of South Sulawesi Province Year 2009-2029	Reference	South Sulawesi Regional Regulation No 9 Year 2009			
O-33	Organizational Structure of Technical Implementing Unit of Dinas (UPTD) of Mamminasata under Dinas of Spatial Planning and Settlement of South Sulawesi Province	Reference	Governor Regulation No 82 Year 2009			

No	Topics	Type of Material	Type of Meeting	Date	Prepared by	Remarks
O-34	National Middle Term Development Plan Year 2010-2014	Reference	Presidential Regulation No 5 Year 2010			
O-35	Change of Function and Allocation of Forest Area	Reference	Government Regulation No 10 Year 2010			
O-36	Rapid Implementation of National Development Priority Year 2010	Reference	Presidential Instruction No 1 Year 2010			

Cost Estimation for Routine Trainings

Items		Qty	Unit (Rp.)	Total (Rp.)
Meeting room	Meeting room (in a hotel) (including snacks, lunch, stationary)	1 day x 30 persons x 5 subjects	150,000 per day/person	225,000,000
	Snacks	-	4,500	-
	Lunch	-	20,000	-
Materials	Printing cost of materials (black/white)	100 pages x 5 subjects	150 per page	75,000
	Certificates (color)	20 persons	1,000	20,000
	Stationary	-	5,000	
Transportation	For staff members	1 day x 10 persons x 5 subjects	50,000 per day/person	2,500,000
	(rent a car with a driver)	1 day x 5 subjects	350,000 per day	1,750,000
	For participants (to Makassar)	-	100,000 per day/person	
Fee for lecturers	For UPTD (Level III)	1 day x 5 persons x 5 subjects	600,000 per day/person	15,000,000
	For MMDCB resource person (non-government official)	1 day x 1 person x 5 subjects	1,150,000 per day/person	5,750,000
	For PU (Level II)		800,000 per day/person	
	For others		1,150,000 per day/person	
Total				250,095,000

[Assumptions]

- 20 participants
- 10 lecturers & staff members

Member List of Training Provider

Training of The Enhancement of Urban Development Management of Mamminasata Metropolitan Area

No	Name	Institution	Syllabus Group	Remarks
1	Ir. M. Syafruddin Hamrun, M.Si	Head of UPTD Local Resources, Dinas Spatial Planning/ MMDCB	Control	⊖@
2	Drs. H. M. Nasir, DK	MMDCB Resource Person	Control	⊖
3	Ir. M. Syarif Sarebong, M.Si	Head of Regional Spatial Utilization Section, Dinas Spatial Planning of South Sulawesi	Control	@
4	Ir. Zulkarnain Kitta, M.Si	Head of UPTD Mamminasata	Control	⊖
5	Yosep Sulle, SIP, M.Si	Head of Monitoring and Controlling, UPTD Mamminasata	Project Management	⊖@
6	Ir. Zunaifa Y. Slamet, MT	Staff of Building & Neighborhood Planning, Dinas Spatial Planning of South Sulawesi	Project Management	⊖ x
7	Andi Nurhaedah, ST	Staff of Dinas Bina Marga (Road and Bridge Construction) of South Sulawesi	Project Management	⊖
8	Asirah Massinai, ST	Staff of Dinas Bina Marga of South Sulawesi	Project Management	⊖
9	Andi Yurnita, ST, M.Si	Head of Information and Implementation Section, UPTD Mamminasata	GSP	⊖
10	Ariany Rofaidah, ST, M.Si	Head of Spatial Management & Settlement Sub-Division, Bappeda (Regional Development Board)	GSP	⊖ x
11	Ir. Sri Wedary Harahap	MMDCB Resource Person	GSP	⊖
12	Ir. H. Sugiharjo, MPPM	UPTD Mamminasata, Dinas Spatial Planning of South Sulawesi	GSP	@ x
13	Drs. H. Muchlis Syarif, MS	MMDCB Resource Person	DSP	⊖
14	Ir. Wahjudi S. Sutikno, MT	Staff of Monitoring & Controlling Section, UPTD Mamminasata	DSP	⊖ x
15	A. Mirza Azilia Wahiduddin, ST	Staff of Information & Implementation Section, UPTD Mamminasata	GIS	⊖Δ
16	Asmirandi, ST	Staff of Dinas Spatial Planning & Settlement of South Sulawesi	GIS	⊖ x
17	Eka Farasakti, ST	Staff of Dinas Spatial Planning & Settlement of South Sulawesi	GIS	⊖Δx
18	Karmila Arman, ST	Staff of Dinas Spatial Planning & Settlement of South Sulawesi	GIS	⊖Δ
19	Ir. H. M. Ghazali Djakaria, M.Si	Head of Administration Sub-Division, UPTD Mamminasata	Administration	@
20	Irmah Yuniwenty, ST	Staff of Information & Implementation, UPTD Mamminasata	Administration	⊖Δ
21	Agussalim, B.Sc	Staff of Administration Sub-Division, UPTD Mamminasata	Administration	⊖Δx

Note:

⊖= Trainer,

x = non active

@= Moderator

⊖= GIS

Δ= Administration

Expected Target Participants of Trainings for the City/Districts

Makassar City	
BAPPEDA	Physic & Infrastructure Division
	Statistic & Reporting Division
	Research & Development Division
Department of Spatial Planning	Secretariat
	Spatial Devisiion
	Administration Building Division
	Building Permit Division
	Building Control Division
Department of Public Works	Secretariat
	Government Buildings, Public Facilities & Housing Division
	Road & Bridge Division
Maros District	
BAPPEDA	Physical Infrastructure & Natural Resources Division
	Research & Development and Statistic Division
Department of Spatial Planning	Secretariat
	Spatial Planning Division
	Controlling & Spatial Management Division
	Building Supervision Division
	Housing Division
Department of Public Works	Secretariat
	Highway Construction & Maintenance Division
	Water Resource Division
	Housing, Planning & Urban Development Division
Gowa District	
BAPPEDA	Research & Statistic Division
	Physic & Infrastructure Division
Department of Public Works	Secretariat
	Highway Construction Division
	Housing, Planning & Urban Development Division
	Spatial Division
Takalar District	
BAPPEDA	Research, Development & Statistic Division
	Physical & Regional Infrastructure Division
Department of Public Works	Secretariat
	Highway Construction Division
	Housing, Planning & Urban Development Division
	Water Resource Division
	Spatial Division

Kontak Person Di Kabupaten Kota/ *List Of Contact Persons in City/Districts*

Kabupaten/ District	Nama/ Name	Posisi/ Position	No.Hp/ Mobile/Email	Ket./ Remark
Takalar District				
BAPPEDA Office T:0418-323205 F: 0418-323205	Paharuddin L,S.Sos,M.Si	Kepala Sub Bidang Tata Ruang Bidang Fisik dan Prasarana Bappeda/ <i>Head of Infrastructure and Spatial Planning Sub Division, Bappeda</i>	081524219771	
Dinas PU, Bidang Tata Ruang/ <i>Public Work Agency, Spatial Planning Division</i> T:0418-21148 F:0418-323170	M.Saiful,ST,M.Si	Staf Bidang Tata Ruang Dinas PU/ <i>Staff of Dinas Public Work Spatial Planning Division</i>	08194155339 iful_079@yahoo.co.id	Alumni of Young Leader Training
Gowa District				
BAPPEDA Office T:0411-889055 F: 0411-861937	Ir. Akhyani Saleh,M.Sc	Kepala Bidang Fisik dan Prasarana Bappeda/ <i>Head of Physical and Infrastructure Division, Bappeda</i>	0815-24231516	
T:0411-860298 F:0411-861937	H. Nurhaeda, M.Si	Kepala Bidang Tata Ruang, Dinas PU/ <i>Head of Spatial Planning, Dinas Public Works</i>	0815-24003797	
Maros District				
BAPPEDA Office T:0411-371020 F: 0411-371020	A.Fatimah	Staff of Bappeda	0813-42644576	
Dinas PU, Bidang Tata Ruang/ <i>Public Work Agency, Spatial Planning Division</i>	Abdul Salam	Kepala Dinas Pekerjaan Umum	0411-3757312	Alumni of Counterpart Training
Makassar City				
BAPPEDA T:0411-333952 F: 0411-330917	Drs.H.Masri Tiro, M.Sc Nurhaedah	Kepala Bidang Fisik dan Prasarana Bappeda/ <i>Head of Physical Infrastructure Division Bappeda</i> <i>Staff</i>	0815-250-6126 0813-4390-0499 edha75racing@yahoo.co.id	
Dinas Tata Ruang dan Bangunan / <i>Dinas Building and Spatial Planning</i> T:0411-435550 F:0411-436932	Ir.H.Achmad Hussain,M.Si	Kepala Bidang Infrastruktur, Dinas PU/Head of Infrastructure Division,Dinas Public Works	0811-414080	
Pusat/ Central				
Dirjen Penataan Ruang Kementrian PU/ <i>Directorate General of Spatial Management, Public Work Ministry</i> T:021-72798058 F:021-72794955	H. Moch. Darmun S.Sos, M.Si	Staf Dirjen Penataan Ruang Kementrian PU/ <i>Staff of Directorate General of Spatial Management, Public Work Ministry</i>	08128283364 mdarmun@gmail.com mdarmun@yahoo.com	

As of 11 May 2011

Training Agenda (Sample)

Date: 18-19 May 2011

Venue: Makassar Bappeda

Participants: about 20 (will be specified for each session)

Day/Date	Time	Topic	Lecturer/ Moderator	Participants	Documents	Remarks
Day 1 18 May, Wed	8:30-	Registration	- Administration (Ms Irma, Ms. Eka)	- Tata Ruang - Bappeda	- Registration form	- Target Participants Only
	9:00- 9:15	Opening - Today's objective - Speech by JICA Team (Mr. Watanabe) (5 min) - High-rank officials of Makassar City (5 min)	- Moderator (Mr. Hamrun, Mr. Wahyudhi)			- Not too ceremonial
	9:15 – 10:00	Session 1: Implementation of Spatial Management - Opening (Objectives, Table of Contents) (5 min) - Body (Lecture) (30 min) - Closing (Wrap up) (5 min)	- Lecturer (Ms. Sri) - Timekeeper (Mr. Ruslan)		- PowerPoint handouts - Other materials (panels) - References for lecturers	- Moderator does not intervene details of lecture, just keep time framework - Lecturer keeps time
	10:00 – 10:30	Session 1: Q&A - Q&A Discussion (25 min) - Evaluation sheet (5 min)			- Evaluation sheet for participants - Evaluation sheet for lecturers	- Administration assists lecturer in 1) layout of the room (island style), 2) handouts distribution and 3)

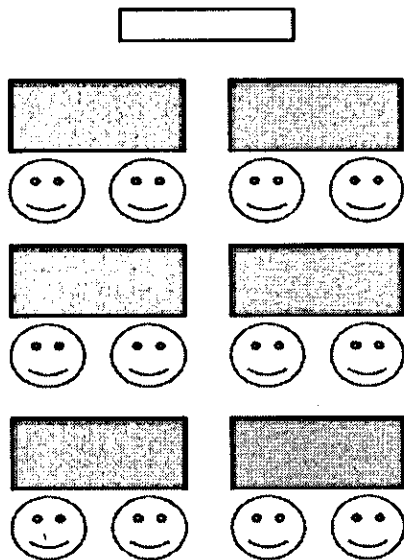
						time keeping
	10:30 – 10:45	Coffee Break	- Administration			- Arrange in advance - Moderator keeps time
	10:45 – 11:30	Session 2: GSP Formulation - Opening (Objectives, Table of Contents) (5 min) - Body (Lecture) (25 min) - Closing (Wrap up) (5 min)	- Lecturer (Ms. Ayu) - Timekeeper (Mr. Ruslan) - Assistant (Ms. Eka)	- Tata Ruang - Bappeda	- PowerPoint handouts - Other materials (panels) - References for lecturers - Evaluation sheet for participants - Evaluation sheet for lecturers	- Same as Session 1
	11:30-12:00	Session 2: Q&A - Q&A Discussion (20 min) - Evaluation sheet (5 min)				
		Session 2 : Case Study - Case Study (20 min)				
	12:00-12:30	Session 3: 11 Priority Programs - Opening (Objectives, Table of Contents) (5 min) - Body (Socialization) (20 min) - Closing (Wrap up) (5min)	- Lecturer (Mr. Zul)			
	12:30-13:30	Lunch	- Administration			- Same as Coffee Break

Day 2	8:30-	Registration	- Administration (Ms. Irma, Ms. Eka) - Moderator (Mr.	- Tata Ruang - Bappeda		- Same as Day 1
19 May, Thu	9:00- 9:15	Opening				

		Gazhali, Mr. Banne					
9:15 - 9:45	Session 4: DSP - Opening (Objectives, Table of Contents) (5 min) - Body (Lecture) (20 min) - Closing (Wrap up) (5 min)	- Lecturer (Mr. Muchlis) - Timekeeper (Mr. Ruslan)		- PowerPoint handouts - Case study handouts - Other materials (panels) - References for lecturers			
9:45- 10:15	Session 4: Q&A - Q&A Discussion (25 min) - Evaluation sheet (5 min)	- Lecturers (Mr. Muchlis)	- Tata Ruang - Bappeda	- Evaluation sheet for participants - Evaluation sheet for lecturers			
10:15 - 10:45	Session 5: Permission (1) - Opening (Objectives, Table of Contents) (5 min) - Body (Lecture) (2 min) - Closing (Wrap up) (5 min)	- Lecturer (Mr. Hamrun)		- PowerPoint handouts - Other materials (panels) - References for lecturers			
10:45-11:15	Session 5: Permission (2) - Opening (Objectives, Table of Contents) (5 min) - Body (Lecture) (20 min) - Closing (Wrap up) (5 min)	- Lecturer (Mr. Nasir)					
11:15-11:45	Session 5: Q&A - Q&A Discussion (30 min)	- Lecturers		- Evaluation sheet for participants - Evaluation sheet for lecturers			
11:45-13:00	Session 5: Permission (3)	- Lecturer (Mr.					

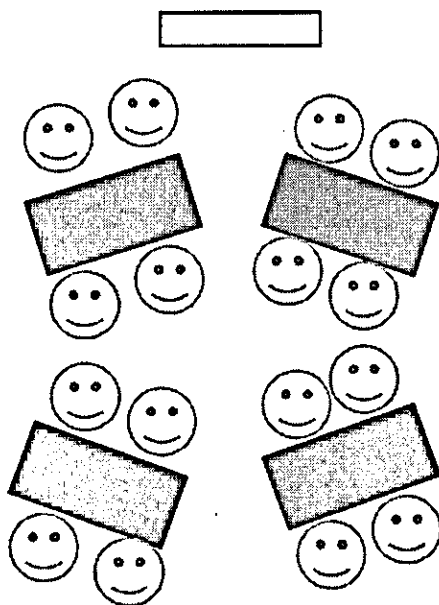
Layouts of Tables and Chairs

A. School Type



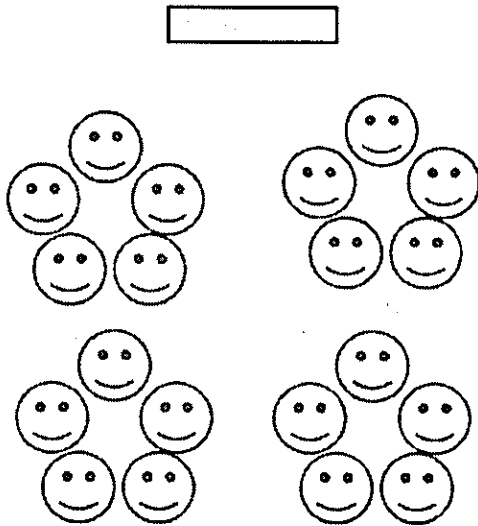
- Suitable for lectures (esp. large scale)
- Efficient for delivering info
- Lecturer-centered

B. Island Type



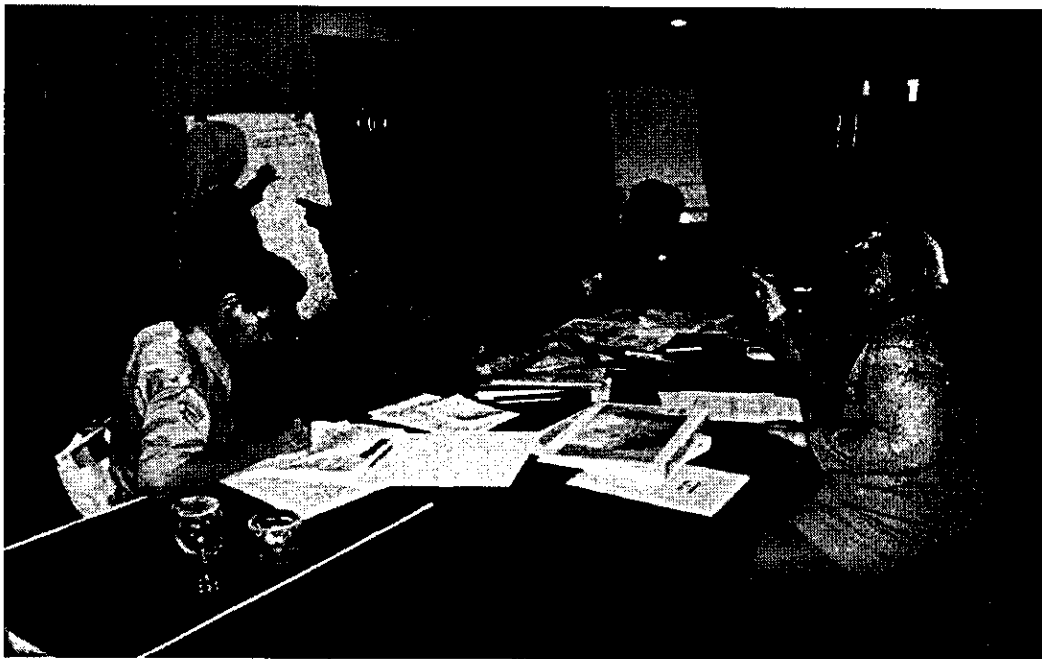
- Suitable for lectures/ case study
- Effective for each participant's learning (c.f. Prof. Wim Poli lecture)
- Participants-centered
- 4-6 participants for each Island

C. Circle Type



- Chairs only
- Suitable for discussion
- Interactive among participants
- More participant-centered
- Difficult to moderate

Example: Interactive discussion among participants in Island type



Checklist for Implementation (Sample)

Code	Activities	Check (√)	Implementation Date	Person & Division in Charge	Remarks
1	Preparation				
1-1	Preparation meeting to decide the trainers, target location and participants	√	2/21/2011	Leader, Lecturers, Administration	A month before training
1-2	Check whether the invitation has been prepared and sent (by District/City)	√	2/28/2011	Leader, Administration	A month before training
1-3	Coordinate with Head of Dinas or contact person in the District about the participants list and implementation venue	√	3/7/2011	Leader, Lecturers, Administration	A month before training
1-4	Prepare and send invitations to the participants (list of participants should be attached)	√	3/11/2011	Leader, Administration	3 weeks before training
1-5	Preparation meeting on training materials (handout and questionnaire/evaluation sheet for participants, reference materials for trainers)		4/8/2011	Trainer, Administration	2 weeks before training
1-6	Print training materials for the participants			Administration	2 weeks before training
1-7	Prepare a certificate for the participants (if necessary)			Leader, Administration	2 weeks before training
1-9	Call the participants as a reminder			Administration	one day before training
2	Implementation				
2-1	Before the training				
2-1-1	Check the venue and set equipment (table arrangement, snack, stationaries, projector, microphone, etc)		4/12/2011	Administration	
2-1-2	Register participants		4/12/2011	Administration	
2-1-3	Distribute training materials		4/12/2011	Administration	
2-2	During the training				
2-2-1	Conduct the opening (introduction: explanation of the objectives of the training, speeches)		4/12/2011	Leader Lecturers	
2-2-2	Conduct the training (lectures, case studies...)		4/12/2011	Lecturers	
2-2-3	Arrange a coffee break and lunch break		4/12/2011	District/City	
2-2-4	Conduct the closing (wrap-up, closing remarks, fill up of evaluation sheets by the participants)		4/12/2011	Leader Lecturers	
2-2-5	Award the certificate (if necessary)			Administration	
2-2-6	Collect the evaluation sheets from the participants		4/12/2011	Administration	
2-3	After training				
2-3-1	Recap the evaluation sheets			Leader, Lecturers, Administration	
2-3-2	Evaluation meeting			Leader, Lecturers, Administration	



PEMERINTAH PROVINSI SULAWESI SELATAN
BADAN KERJASAMA PEMBANGUNAN (BKSP)
METROPOLITAN MAMMINASATA
 (MAKASSAR, MAROS, SUNGGUMINASA/GOWA, TAKALAR)
 J. A.P.Pettarani No. 90 Telp./ Fax (0411-458489) Makassar



Makassar, 9 Mei 2011

No. : 892.5/1606/UPTD-MM
 Lamp : Jadwal Pelatihan dan Daftar Peserta
 Perihal : Pemberitahuan rencana pelatihan
 Manajemen Pembangunan Perkotaan di
 Kota Makassar

Kepada Yth.
 Walikota Makassar
 di-
 TEMPAT

Dalam rangka untuk meningkatkan manajemen pembangunan perkotaan yang efektif dan efisien di Kawasan Metropolitan Mamminasata, maka bersama ini kami sampaikan bahwa rencana pelatihan oleh tim BKSPMM dan JICA Mamminasata yang dimaksud akan diselenggarakan di kota Makassar pada hari/tanggal Rabu- Kamis, 18 s/d 19 Mei 2011.

Sehubungan dengan hal tersebut, dimohon kesediaan Bapak untuk mengundang dinas-dinas yang terkait dengan kegiatan pelatihan manajemen pembangunan perkotaan Mamminasata dan berkenan menyediakan tempat pelaksanaan kegiatan tersebut (Daftar undangan peserta dan jadwal pelatihan terlampir).

Demikian penyampaian kami, atas perhatian dan kerjasamanya diucapkan terima kasih.

Kepala Dinas Tata Ruang dan Pemukiman
 Provinsi Sulawesi Selatan selaku
 Kepala Sekretariat BKSPMM

DR. Ir. H. SYARI BURHANUDDIN, M.Eng

Pangkat : Pembina Utama Muda
 NIP : 19600109 198903 1 007

Tembusan Kepada Yth.

1. Kepala Bappeda Kota Makassar
2. Kepala Dinas Tata Ruang Kota Makassar
3. Kepala Dinas Pekerjaan Umum Kota Makassar
4. Kepala UPTD Mamminasata
5. JICA - Proyek Kerjasama Teknis Peningkatan Manajemen Pembangunan Perkotaan di Kawasan Metropolitan Mamminasata, di Makassar
6. Peringgal

DAFTAR HADIR (Attendance List)**Hari/Tanggal (Day/Date)****Rabu, 18 Mei 2011****Wednesday, 18 May 2011****Tempat (Venue)****Kota Makassar****Makassar City****Agenda (Agenda)****Pelatihan Manajemen Perkotaan Kawasan Mamminasata****Training of Enhancement of Urban Development Management in the
Mamminasata Metropolitan Area**

No.	Nama Name	Jabatan dan Instansi Position and Institution	Tanda Tangan Sign
1			1
2			2
3			3
4			4
5			5
6			6
7			7
8			8
9			9
10			10
11			11
12			12
13			13
14			14
15			15

Meeting Record (Sample)

Subject : Training on Enhancement of Urban Development Management of Mamminasata Metropolitan Area
Date : April 12, 2011
Time : 10:15 – 15.00 WITA.
Place : Meeting Hall Dinas of Food Security and Counsellings, Maros District
Total attendance : 40 persons

I. GENERAL EXPLANATION OF TRAINING

Training of Enhancement of Urban Development Management of Mamminasata Metropolitan Area is conducted by UPTD Mamminasata and MMDCB, in cooperation with JICA Mamminasata and Maros District government. The budget derives from UPTD's contribution and Maros District government. As addition, JICA Mamminasata prepares the transportation

The trainers are divided into 4 syllabus topic groups:

1. Spatial Planning GSP and DSP Formulation, presented by Andi Yurnita and Muchlis Syarief
2. Mechanism of Technical Standard of Spatial Utilization Control, presented by Syafruddin Hamrun and Nasir DK
3. Management of Mamminasata's 11 Priority Programs, presented by Zulkarnain Kitta, Yosep Sulle and Ghazali Djakaria
4. Implementation of Spatial Management Implementation – Yosep Sulle acts as the moderator. Other supporting staffs are Irmah Yuniwanti, Mirza Azilia Wahiduddin, Karmila Arman, Andi Nurhaedah and Asirah Massinai.

The training was scheduled to start at 08:30 but in actual implementation, started at 10:15, waiting for District Secretary to officiate the function. Although the training started late, the participants were still enthusiastic in participating in the training. There were approximately 37 participants; members of BKPRD, Dinas PU, Dinas Spatial Planning and Bappeda of Maros District.

II. OPENING

a. Speech from Head of UPTD Mamminasata, Zulkarnain Kitta

The central government is highly attentive towards Mamminasata development, whereas the Presidential Regulation on Mamminasata Metropolitan Area will be lealised in the near future as the guidelines for the programs implementation in Mamminasata Area.

There are 4 programs in Mamminasata's 11 priority programs which are in the administrative area of Maros District; 1) By pass road, 2) KIMA II, 3) TPA (Sanitary Landfill) and 4) New Town. These programs are planned to trigger the development in Mamminasata area. It is also known that the Regional Income (PRD) of Maros district has increased by 40%, especially in service and trade sectors, due to Mamminasata development.

Therefore, the provincial government and officials in Maros district should have the same vision to accelerate Mamminasata program and to synchronize it with the vision and mission of Maros district.

The training covers the materials of GSP, DSP, Controlling and Management of 11 Priority Programs. The regional development should refer to spatial plans, from the national, provincial and municipal scale. Furthermore, strategic area plan, such as Mamminasata, has to be synchronized with Maros GSP. Therefore, the training is expected to provide knowledge and information in GSP formulation for Maros and the implementation of 11 priority programs which includes Maros district as well.

b. Speech from Chief Advisor of JICA Mamminasata, WATANABE Akifumi

JICA Mamminasata is a technical cooperation project between Japanese and Indonesian government, in the form of project of Enhancement of Urban Development Management of Mamminasata Metropolitan Area. The project duration is 3 year, starting from Feb 2009 until Feb 2012. The project focuses on three matters:

1. Capacity building on Mamminasata urban management, including development of GSP, DSP and GIS manuals
2. Coordination capacity, with the main focus of 11 priority programs of Mamminasata
3. Training. Through training, it is expected that the provincial government and Maros district government have the same perception on spatial planning

This training is conducted by UPTD and MMDCB. The trainers have undergone 1 year of training, including Training of Trainer (ToT). They comprehend spatial planning and Mamminasata program. Therefore, they are highly competent to give training to district/city

This training is conducted for one day only, thus, if the participants feel the knowledge provided is still insufficient, then Maros district government can propose to the provincial government to conduct another training.

c. Speech and opening from Maros District Secretary

The District Secretary represents the Regent who couldn't attend the meeting due to following the Development Planning Meeting in Province

First of all, he conveyed his gratitude towards all trainers from UPTD and MMDCB as well as JICA team for the implementation of the training on enhancement of urban development management in Mamminasata Metropolitan Area in Maros District.

The training was expected to escalate the knowledge and skills concerning spatial planning, particularly relating to Maros district. What's also important is coordination and synchronization between institutions in Mamminasata area.

According to the Maros District's vision, which is to make Maros better, it is expected that the Maros district officials can benefit from the training and to apply it in the Strategic Plan and Work Plan of their related institutions.

III. MATERIALS PRESENTATION

Time	Subject	Trainers
10:15 – 10:50	Opening Session	
10:50 – 11:20	GSP Formulation (presentation and case study)	Andi Yurnita
11:20 – 11:40	DSP Formulation (<i>presentation</i>)	Muchlis Syarief
11:40 – 12:00	Q & A	
12:00 – 13:00	Break	
13:00 – 13:30	Permission (<i>presentation</i>)	Syafruddin Hamrun
13:30 – 13:50	Mechanism and Technical Standard of Spatial Utilization Control (<i>presentation and case study</i>)	Nasir, DK
13:50 – 14:10	Management of 11 Priority Programs of Mamminasata (<i>presentation</i>)	Ghazali Djakaria
14:10 – 14:30	Q & A	
	Moderator: Yosep Sulle and Ghazali Zakaria	

IV. QUESTIONS AND ANSWERS

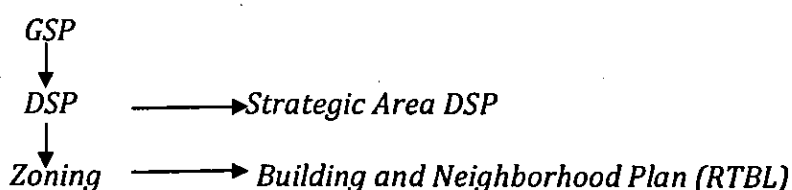
1. Head of Dinas Spatial Planning Maros

- What differentiates DSP and GSP
- Please explain the hierarchy starting from GSP until DSP

Answer:

Spatial plans are divided into 2 categories

General	Detail
GSP	DSP + Zoning and Strategic Area DSP
National GSP	
Provincial GSP	
District/City GSP	



Sub-district DSP is part of District SP, such as Moncongloe Sub-district

2. What are the standards for zoning, such as the height of buildings in an area?
3. Hence violence on spatial planning will be penalised with sanction, what is the building arrangement in housing area?
4. Regarding the national plan, there is no ecology boundary.

Answer:

RTRWP belum selesai, namun tetap memperhatikan aspek-aspek lingkungan

5. Coordination is an important aspect in the implementation of Mamminasata program, particularly the construction of bypass and New Town. Maros officials are confused by the unclear map, thus difficult to control the land acquisition, particularly the urban spatial pattern.

Answer:

- There will be site visit to the bypass site and New Town by Dinas Spatial Planning, Bina Marga and consultants.
- The New Town map can be consulted with Ibu Ayu
- The bypass DED for Maros District has been formulated and can be consulted with Ibu Nurhaedah from Dinas Bina Marga

V. CLOSING

Reflection Sheet (for Participants)

Date: _____

Subject: _____

Please evaluate this session on the following points.

1. General

1) What is your general comment on the training benefits?

- a. highly beneficial
- b. beneficial
- c. less beneficial
- d. not beneficial

<Reasons/comments>

2) Is the training relevant with your job responsibility?

- a. highly relevant
- b. relevant
- c. less relevant
- d. not relevant

<Reasons/comments>

2. Training Materials

Are the training materials suitable with your needs?

- a. highly suitable
- b. suitable
- c. less suitable
- d. not suitable

<Reasons/comments>

3. Trainers

Did the trainers answer your questions properly?

- a. very properly b. properly c. less properly d. not properly

<Reasons/comments>

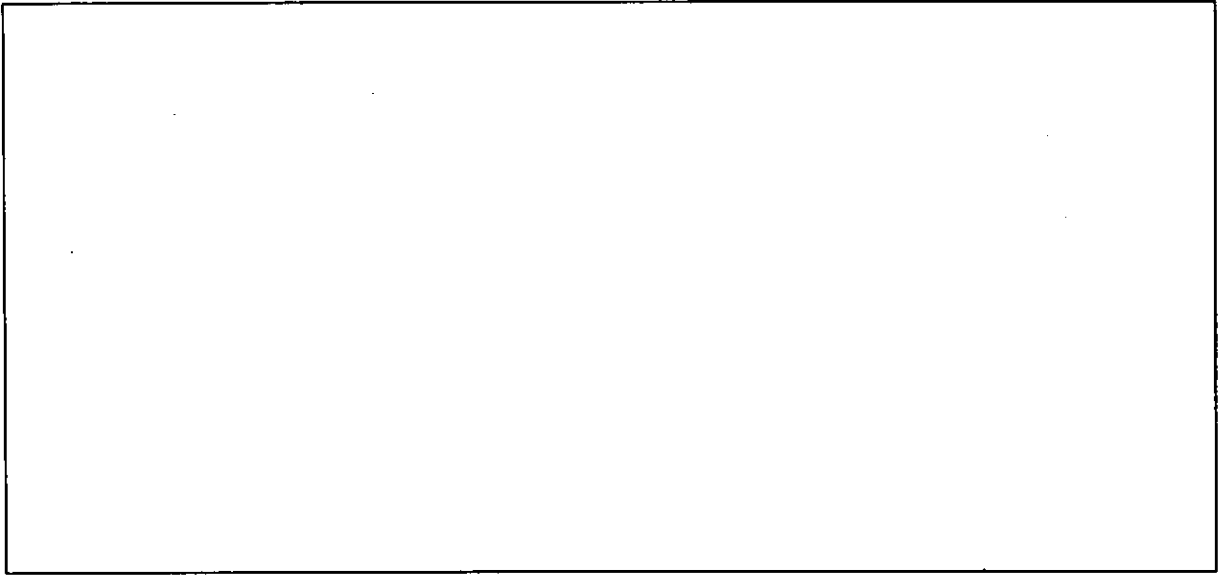
4. Schedule

Is time allocation appropriate?

- a. highly appropriate b. appropriate c. less appropriate d. not appropriate

<Reasons/comments>

5. Other comments



Thank you very much!

Evaluation Sheet (for Trainers)

Subject: GSPName of trainer: Andi YunitaDate and venues of Training: 12 April (in Maros), 14 April (in Gowa)

1. Please evaluate the lecturer of the session (a. highly appropriate - f. not appropriate)

Check list		a	b	c	d	e	f
Voice							
1	Was the lecturer's voice volume appropriate?						
2	Was the lecturer's voice speed appropriate?						
3	Was the lecturer's voice tone appropriate (not too flat to invite the participants to get tired or to sleep)?						
Using words							
1	Did the lecturer use appropriate words for training; not vulgar, not offensive?						
2	Did the lecturer avoid too difficult technical terms, or explain when using them?						
Way of explanation							
1	Did the lecturer avoid to just reading the texts in training materials?						
2	Did the lecturer repeat important points for a few times?						
3	Did the lecturer make pauses to grasp the participants' understanding?						
Attitude							
1	Did the lecturer wear appropriate clothes as a lecturer?						
2	Did the lecturer communicate with the participants with smile?						
3	Did the lecturer make an enough eye-contact with each participant?						
4	Did the lecturer use gestures for attracting the participants?						
5	Did the lecturer change the standing point for attracting the participants?						
6	Did the lecturer respect the participants and try not to look down on them?						
Time management							
1	Did the lecturer finish the session on time? (not too early, not too late)						
2	Did the lecturer cover all of planned points during the session?						
3	Did the lecturer spend enough time on case study?						
4	Did the lecturer have enough Q&A session (not cut Q&A session)?						
5	Even the time was not enough, did the lecturer grasp main points and try to tell all of the main points to the participants?						
6	If two or more lecturers shares one session, was the time allocation among them appropriate?						
Training materials: PowerPoints							

1	Did the slides avoid long sentences (only use keywords)?								
2	Did the one slide include not more than 10 sentences?								
3	Was the font not too small (at least 16)?								
4	Did the slides include graphics and illustrations?								
5	Did the slides avoid animations that distract focus?								
Training materials: others									
1	Did the lecturer prepare proper supporting materials such as handouts or maps?								
2	Were the training materials readable? (not too small font)								
3	Were the training materials well organized? (e.g. stapling for not being scattered, and the participants were not confused which materials to be used)								
4	Did the lecturer use colored (not black/white) materials when necessary, for the participants to understand them easily?								
5	If two or more lecturers shares one session, was the coordination among them appropriate?								
6	Did the lecturer prepare reference materials properly for their own use?								
Participants reaction									
1	Was the size of the session (number of the participants) appropriate for the session?								
2	Were the participants the same with the expected target participants?								
3	Did the participants look like satisfied with the session?								
4	Did some participants get bored? (e.g. sleeping, using mobile, going out...)								
5	Did the participants keep friendly atmosphere with the lecturer?								

<Comments/Reasons>

2. As a whole, could you point 2 strong points of the lecturer?

1)	
2)	

3. As a whole, could you point 3 points to be improved of the lecturer?

1)	
2)	

3)

Annual Evaluation Sheet

Please check whether the following points were same as planned.

	Planned	Actual	Remarks
Number of Trainings			
Period of Trainings			
Number of Participants			
Amount of Budget			

Questionnaire on Needs Assessment for Training in the City/Districts

Date: _____

Name of City/District: _____

Person in charge: _____

UPTD Mamminasata and MMDCB will implementing trainings based on the syllabus attached. Please check the syllabus and fill in and send back this form to UPTD Mamminasata office **by 4 February 2011**.

1. Please tell your priority and preference on trainings by numbering (1: highest priority – 5: lowest priority)

- () Implementation of Spatial Management
- () General Spatial Plan Formulation
- () Formulation of Detail Spatial Plan/ Zoning Regulation
- () Development Permission Mechanism & Technical Standards
- () Management of 11 Priority Programs of Mamminasata

2. Any comments on trainings (e.g. contents of trainings, suitable period, number of participants...)

Thank you very much!

Subject		Code	Content	Trainer or facilitator	Trainers
Orientation for TOT					
•	Trainer and facilitator skills	• Lec	Understand necessary knowledge/skill as a trainer and facilitator in training.	• Prof. Wim Poli (Hassanuddin University)	• Candidate trainers from LPTD Muhammadiyah, BAKUCB and other departments of the Province, staff members from city/districts and PU
Course 1: Background of spatial management in Indonesia					
1-1	Background of spatial management in Indonesia	1-1(1) Lec	Understand contents, issues of spatial management in Indonesia and changing situation after the amendment of spatial management law (No.26/2007)	• PU	• Candidate Trainers (from LPTD Muhammadiyah, BAKUCB and other departments of the Province), staff members from city/districts and PU
Course 2: Spatial planning					
2-1	General spatial plan (GSP) formulation	2-1(1) Lec	Understand procedure of GSP formulation, revision, legalization, and how to use the manual of GSP formulation prepared by Technical Cooperation Project (TCP)	• JICA experts (including Mr. Harai)	• Candidate trainers (from LPTD Muhammadiyah, BAKUCB and other departments of the Province), staff members from city/districts and PU
		2-1(2) Case study	Practice revision of GSP with knowledge, skill, and material from the lecture	• JICA experts	• Candidate trainers for the subject
		2-1(3) Preparation (1)	Prepare teaching materials and plans for the training (*include subject 1-1 "Background of spatial management in Indonesia")	• JICA experts	• Candidate trainers for the subject
		2-1(4) Preparation (2)	Prepare teaching materials and plans for the training (*include subject 1-1 "Background of spatial management in Indonesia")	• JICA experts	• Candidate trainers for the subject
		2-1(5) Presentation	Present what learned in the TOT program and share it with other officials	• JICA experts	• Candidate trainers for the subject
		2-1(6) Lec	Understand procedure of DSP formulation & legalization, and use zoning formulation, and how to use the manual of DSP formulation prepared by TCP	• PU	• JICA experts
2-2	Detail spatial plan (DSP) & zoning regulation formulation	2-2(1) Case study	Practice sample DSP formulation by analyzing problems from viewpoint of synchronization	• JICA experts	• Candidate trainers for the subject
		2-2(2) Preparation (1)	Prepare teaching materials and plans for the training	• JICA experts	• Candidate trainers for the subject
		2-2(3) Preparation (2)	Prepare teaching materials and plans for the training	• JICA experts	• Candidate trainers for the subject
		2-2(4) Presentation	Present what learned in the TOT program and share it with other officials	• JICA experts	• Candidate trainers for the subject
2-3	GIS use in spatial planning (new)	Lec	Understand GIS concept and GIS use in spatial management	• JICA experts	• Candidate Trainers (from LPTD Muhammadiyah, BAKUCB and other departments of the Province), staff members from city/districts and PU
Course 3: Control of spatial utilization					
3-1	Control of spatial utilization (Permission mechanism etc)	3-1(1) Lec	Understand control method of spatial utilization such as permission mechanism, technical standard, zoning, and incentive/disincentive/sanction etc	• JICA experts	• Candidate Trainers (from LPTD Muhammadiyah, BAKUCB and other departments of the Province), staff members from city/districts and PU
		3-1(2) Case study	Practice permission procedure for large scale development program	• JICA experts	• Candidate trainers for the subject
		3-1(3) Preparation (1)	Prepare teaching materials and plans for the training	• JICA experts	• Candidate trainers for the subject
		3-1(4) Preparation (2)	Prepare teaching materials and plans for the training	• JICA experts	• Candidate trainers for the subject
Course 4: Project management					
4-1	Project management	4-1(1) Lec	Understand project management method, especially focusing on Managemaxata 10 priority projects. Also understand content of preliminary project design & cost estimation and use of Public-Private Partnership (PPP)	• JICA experts	• Candidate Trainers (from LPTD Muhammadiyah, BAKUCB and other departments of the Province), staff members from city/districts and PU
		4-1(2) Case study	Practice drafting preliminary project design & cost estimation	• JICA experts	• Candidate trainers for the subject
		4-1(3) Preparation (1)	Prepare teaching materials and plans for the training	• JICA experts	• Candidate trainers for the subject
		4-1(4) Preparation (2)	Prepare teaching materials and plans for the training	• JICA experts	• Candidate trainers for the subject
4-2	Project monitoring	4-2(1) Presentation	Present what learned in the TOT program and share it with other officials	• JICA experts	• Candidate trainers for the subject
		4-2(2) Lec	Understand how to monitor project and how to use the format prepared by TCP	• JICA experts	• Candidate trainers for the subject
		4-2(3) Case study	Visit the field of New town project in order to practice monitoring by using monitoring format	• JICA experts	• Candidate trainers for the subject
		4-2(4) Preparation (1)	Prepare teaching materials and plans for the training	• JICA experts	• Candidate trainers for the subject
5-1	Database management by GIS	5-1(1) Lec	Review knowledge/skill of basic 1 & 2	• JICA experts	• Candidate trainers for the subject
		5-1(2) Case			
		5-1(3) Preparation (2)	Prepare teaching materials and plans for the training	• JICA experts	• Candidate trainers for the subject
		5-1(4) Presentation	Present what learned in the TOT program and share it with other officials	• JICA experts	• Candidate trainers for the subject

**JICA Technical Cooperation Project for
Enhancement of Urban Development Management in the Mamminasata Metropolitan Area in South Sulawesi Province**

Training of Trainer (TOT) Agenda in May and June 2010

◆ **1st WEEK (Lecture on Spatial Planning in general, General Spatial Plan, Detail Spatial Plan and GIS)**

Venue: Hotel Quality, Makassar

Participants: - Candidate trainers (GSP, DSP, Control, Project Management, Project Monitoring, GIS)

* The candidates will be nominated from Mamminasata UPTD, MMDCB, Department of Spatial Plan and Settlements, and Department of Road of South Sulawesi Province

- PU staff members, Staff members from city/districts

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
May 10 (Mon)	09:20-9:45		<ul style="list-style-type: none"> ◆ Welcome speech by Head of Spatial Plan and Settlements of South Sulawesi Province (Secretary of BKSPMM) ◆ Key note speech by Director Region III, Directorate General of Spatial Management, Ministry of Public Works (PU) 	JICA expert (Mr. Watanabe)	TOT and city/district training documents
	9:45-10:10		<ul style="list-style-type: none"> ◆ Orientation about the TOT and the training program for city district as a whole ◆ Questions about the orientation 		
	10:10-10:45		Coffee Break		
	*Trainer and facilitator skill				
	10:45-12:00	*	<ul style="list-style-type: none"> ◆ Lecture about TOT for adult training <ul style="list-style-type: none"> • Necessary knowledge/skill as a trainer and facilitator • Preparation of training • Awareness of problems 	Prof. Win Poli (Hasauddin University)	Handouts
	12:00-13:15		Lunch Break		
1-1: Background of spatial management in Indonesia					
	13:15-16:50	1-1(1)	<ul style="list-style-type: none"> ◆ Lecture about the background of spatial management in Indonesia (including coffee break) <ul style="list-style-type: none"> • Spatial management law (No.26/2007) • Composition of spatial management Mamminasata project ◆ Questions about the lecture 	PU (Mr. Erry, Mr. Darmon))	<ul style="list-style-type: none"> • Handouts/Socialization materials • Relevant Laws (No.26/2007, No.15/2010) • Mamminasata documents
	16:50-17:30		<ul style="list-style-type: none"> ◆ Fill up and submit a reflection sheet 		

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
May 11 (Tue)	2-1: General spatial plan formulation				
	09:30-12:00	2-1(1)	<ul style="list-style-type: none"> Lecture about general spatial plan (GSP) formulation Procedure of GSP formulation Procedure of GSP legalization Points that should be focused for city/district in these topics 	<ul style="list-style-type: none"> PU (Mr. Dadang Rukmana) 	<ul style="list-style-type: none"> Handouts/Socialization materials Guideline of GSP formulation (No.15,16,17/2009) Handouts
	12:00-13:15		Lunch Break		
	13:15-14:50	2-1(1)	<ul style="list-style-type: none"> Lecture about the GSP manual How to use the GSP manual Responsibility of stakeholders (National gov't, UPTD/MMDCB, city/district) Questions about the lecture 	<ul style="list-style-type: none"> JICA expert (Mr. Asakura) 	<ul style="list-style-type: none"> Handouts/Socialization materials GSP formulation manuals prepared by Technical Cooperation Project (TCP)
	14:50-15:15		Coffee Break		
	15:15-15:50	2-1(3)	<ul style="list-style-type: none"> Lecture about GSP evaluation with analysis of the present condition for regular revision (include case) Procedure of GSP evaluation Monitoring of illegal development How to use the GSP evaluation guideline Explanation of the checkpoints in the manual for case study Questions about the lecture 	<ul style="list-style-type: none"> JICA expert (Mr. Harai) 	<ul style="list-style-type: none"> Handouts/Socialization materials Guideline of GSP evaluation prepared by JICA expert
	15:50-16:20		<ul style="list-style-type: none"> Introduction of case in Japan Public consultation, learning from Japanese case Questions about the lecture 	<ul style="list-style-type: none"> JICA expert (Mr. Harai) 	<ul style="list-style-type: none"> Handouts/socialization materials
	16:20-16:30		Fill up and submit a reflection sheet		
	2-2: Detail spatial plan (DSP) and zoning regulation formulation				
	May 12 (Wed)	09:30-12:00	2-2(1)	<ul style="list-style-type: none"> Lecture about DSP and zoning regulation formulation (including coffee break) Procedure of DSP and zoning regulation formulation Procedure of DSP legalization Points that should be focused for city/district in these topics 	<ul style="list-style-type: none"> PU (Mr. Petrus Natalivan, Institute of Technology Bandung)
12:00-13:30			Lunch Break		
13:30-15:10		2-2(1)	<ul style="list-style-type: none"> Lecture about the DSP formulation manual, land use zoning formulation How to use the DSP manual 	<ul style="list-style-type: none"> JICA expert (Mr. Asakura) 	<ul style="list-style-type: none"> Handout DSP formulation manual prepared by TCP

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
	15:10-15:30		<ul style="list-style-type: none"> • Land use zoning newly introduced in Mamminasata • Responsibility of stakeholders (National gov't, UPTD/MMDCB, city/district) • GIS use <p>◆ Questions about the lecture</p> <p>Coffee Break</p>		<ul style="list-style-type: none"> • Guidelines
	2-3: GIS use in spatial planning				
	15:30-15:40		◆ Ice breaking	<ul style="list-style-type: none"> • JICA expert (Ms. Ruri) 	
	15:40-16:30	2-3(1)	<p>◆ GIS use in Spatial Planning (Include coffee break)</p> <ul style="list-style-type: none"> • About GIS, satellite image analysis, utilization of GIS to spatial planning <p>◆ Questions about the lecture</p>	<ul style="list-style-type: none"> • JICA expert (Mr. Ushirooka) 	<ul style="list-style-type: none"> • Handouts (NK GIAS tutorial, NK-SIM Sample DSP • Concerned plans • Case of using GIS for spatial planning
	16:30-16:50		◆ Fill up and submit a reflection sheet		

2nd WEEK (Case study for General Spatial Plan and Detail Spatial Plan)

Date:

- GSP 18-19 May
- DSP: 20 May

Venue:

- GSP: JICA MFO meeting room (18 May), Takalar and Maros (19 May)
- DSP: MMDCB meeting room (20 May)

Participants:

- GSP: Candidates (divided by 2 groups)
- DSP: Candidates, staff members from districts/city

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
May 18 (Tue)	2-1: General spatial plan formulation				
	09:15-12:00	2-1(2)	<ul style="list-style-type: none"> ◆ Review of district GSP by candidates (GSP) (including Coffee break) <ul style="list-style-type: none"> • Review of district GSP based on checkpoints in the GSP manual • Check the GSP that is submitted by district if it is synchronized with concerned plans • Comments from JICA experts 	<ul style="list-style-type: none"> • JICA Experts (Mr Denny, Mr. Muchlis, Mr. Asakura) 	<ul style="list-style-type: none"> • GSP formulation manual prepared by TCP • Sample GSP by Takalar and Maros districts • Draft comments on city/district GSP by candidates • 2 sets of references (GSP manual, District GSP guideline, City GSP Guideline, National GSP, Provincial GSP, Draft Presidential Regulation)
	12:00-13:00		Lunch break		
May 19 (Wed)	13:00-15:30	2-1(2)	<ul style="list-style-type: none"> ◆ Finalization of comments on district GSP for field trip on 19 May (including Coffee break) <ul style="list-style-type: none"> • Revision of comments on city/district GSP • Check the GSP that is submitted by city/district if it is synchronized with concerned plans 	<ul style="list-style-type: none"> • JICA Experts (Mr Denny, Mr. Muchlis, Mr. Asakura) 	<ul style="list-style-type: none"> • Handouts • GSP formulation manual prepared by TCP • Sample GSP by Takalar and Maros districts • Draft comments on city/district GSP by candidates • 2 sets of references
	15:30-15:40		◆ Fill up and submit a reflection sheet		
	2-1: General spatial plan formulation				
09:10			Depart MMDCB office		
10:15-12:00		2-1(2)	◆ Case study trip (Takalar)	• Takalar: JICA Experts	• Handouts

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
			<ul style="list-style-type: none"> ◆ Case study trip (Maros) (Divided by 2 groups) <ul style="list-style-type: none"> • Explain and review the checkpoints along with the checklists in the GSP manual (by candidates) • Discuss with district officials whether district GSP is synchronized with concerned plans ◆ Discussion for sharing ◆ Fill up and submit a reflection sheet 	<ul style="list-style-type: none"> • (Mr. Denny, Mr. Asakura, Mr. Fujita) • Maros: JICA Experts (Mr. Muchlis, Mr. Watanabe, Mr. Okada) 	<ul style="list-style-type: none"> • GSP formulation manual prepared by TCP • Sample GSP by Takalar and Maros districts • Comments on city/district GSP by candidates
May 20 (Thu)	14:40-16:00 16:00-16:10	2-1(2)			
			<ul style="list-style-type: none"> ◆ 2-2: Detail spatial plan formulation ◆ Case study (including review of lecture) <ul style="list-style-type: none"> • Check the DSP that is submitted by city/district if it is synchronized with concerned plans 	<ul style="list-style-type: none"> • JICA Experts (Mr. Asakura, Mr. Muchlis) 	<ul style="list-style-type: none"> • Handouts • Sample DSP • Concerned plans • DSP formulation manual prepared by TCP • Training materials (blank map on the New Town (by Dr Hashimoto) • 2 sets of reference (DSP guideline, same ones used in GSP case study)
	13:30-13:40		◆ Fill up and submit a reflection sheet		

3rd WEEK (Lecture and case study: Control and Project Management)

Date: 25-27 May

Venue: Hotel Horison, Makassar

Participants:

- Control (25 May): Candidate trainers (GSP, DSP, Control), City/Districts
- Project Management (26 May): Candidates (Project Management, Project Monitoring)
- Project Monitoring (27 May): Candidates (Project Management, Project Monitoring)

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
May 25 (Tue)	3-1: Control of spatial utilization				
	09:30-11:00	3-1(1)	<ul style="list-style-type: none"> ◆ Lecture about control of spatial utilization (include coffee break) <ul style="list-style-type: none"> • Permission mechanism & Technical standard • Permission and DSP (zoning) • How to use the land development manual • Incentive, disincentive and sanction utilization ◆ Questions about the lecture 	<ul style="list-style-type: none"> • BKSPMM Yusran (Mr.) 	<ul style="list-style-type: none"> • Handouts/Socialization materials • Manual for land development prepared by TCP • Guidelines
	11:00-11:20		Coffee Break		
	11:20-13:00	3-1(1)	<ul style="list-style-type: none"> ◆ Lecture about control of spatial utilization (include coffee break) <ul style="list-style-type: none"> • Permission mechanism & Technical standard • Permission and DSP (zoning) • How to use the land development manual • Incentive, disincentive and sanction utilization ◆ Questions about the lecture 	<ul style="list-style-type: none"> • JICA expert (Mr. Asakura) 	<ul style="list-style-type: none"> • Handouts/Socialization materials • Manual for land development prepared by TCP • Guidelines
May 26 (Wed)	3-1: Control of spatial utilization				
	13:00-14:20		Lunch Break		
	14:20-16:20	3-1(2)	<ul style="list-style-type: none"> ◆ Case study (including coffee break) <ul style="list-style-type: none"> • Permission for land scale development ◆ Presentations & Questions about the case study 	<ul style="list-style-type: none"> • JICA expert (Mr. Asakura, Mr. Muchlis, Mr. Denny) 	<ul style="list-style-type: none"> • Handouts/Socialization materials • Sample case & concerned plan • Manual for land development prepared by TCP • Guidelines
	16:20-16:30		◆ Fill up and submit a reflection sheet		
	11:00-11:20		Coffee Break		
4-1: Project management					
May 26 (Wed)	09:30-10:40	4-1(1) 4-1(2)	◆ Workshop on project management (focusing on communication skills for facilitators)	• CD project (Mr. Ashar)	• Handouts

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
			<ul style="list-style-type: none"> Basic understanding on facilitation 		
	10:40-11:00		Coffee Break		
	11:00-12:10		<ul style="list-style-type: none"> Workshop on project management (continued) Difference between 'fact' and 'perception' 	<ul style="list-style-type: none"> CD project (Mr. Ashar) 	<ul style="list-style-type: none"> Handouts
	12:10-13:30		Lunch Break		
	13:30-15:40		<ul style="list-style-type: none"> Workshop on project management (continued) Exercise: making fact questions (divided by 2 groups) Presentations by participants (2 groups) 	<ul style="list-style-type: none"> CD project (Mr. Ashar) 	<ul style="list-style-type: none"> Handouts
	15:40-15:50		Fill up and submit a reflection sheet		
May 27 (Thu)					
			4-2: Project monitoring		
	9:30-12:45	4-2(1)	<ul style="list-style-type: none"> Lecture about project monitoring (include coffee break) Monitoring procedure How to use the monitoring format Responsibility of stakeholders (National gov't, UP/D/MMDCB, city/district) Question about the case study 	<ul style="list-style-type: none"> JICA expert (Dr. Vijay) 	<ul style="list-style-type: none"> Handouts/Socialization materials (MMDCB meeting) Mr. Vijay report Monitoring prepared by TCP Guidelines
	12:45-13:40		Lunch Break		
	13:40-16:20	4-2(2)	<ul style="list-style-type: none"> Case study (exercise) How to use the monitoring format Point to be observed at the project site Point to be interviewed Presentation by participants (2 groups) 	<ul style="list-style-type: none"> JICA expert (Dr. Vijay) 	<ul style="list-style-type: none"> Handouts/Socialization materials Mr. Vijay's report Monitoring prepared by TCP Guidelines
	16:20-16:30		Fill up and submit a reflection sheet		

◆ **4th WEEK (Preparation of teaching material & plans for the training)**

Date:

- Preparation: 1-3 June
- Presentation & Closing ceremony: 4 June

Venue:

- Hotel Quality, Makassar

Participants:

- 1 & 4 June: Candidate trainers (GSP, DSP, Control, Project Management, Project Monitoring, GIS)
- 2 & 3 June: Candidate trainers (GSP, DSP, Control, Project management, Project monitoring)

Day	Time	Code	Content	Facilitator	Teaching material
<p>◆ Preparation of teaching materials & plans for trial training (1)</p> <p>(Objective) - To review what learned in TOT</p> <ul style="list-style-type: none"> - To grasp what needed more for trial training - To consider how and what to extent TOT is relevant with your work <p>As an output of this week, the candidates are expected to make a presentation. For instance, the outputs may include the following contents.</p> <ul style="list-style-type: none"> • Revised syllabus (training implementation program) • A list of training materials • Action plan • Others <p>The candidates mainly discuss the contents above, considering what they learned in TOT. JICA experts contribute as facilitators. After this session, each subject group elaborates materials and contents as homework by themselves (until July 2010).</p>					
	9:40-12:00	*	<p>◆ Lecture on teaching skills and materials</p> <ul style="list-style-type: none"> • Trainer's readiness • Training plans • Training processes <p>Lunch break</p>	<ul style="list-style-type: none"> • Prof. Wim Poli (Hasanuddin University) • Handouts (by Prof. Wim) 	
June 1 (Tue)	12:00-13:00		Lunch break		
	13:00-14:30	2-1(5) 2-2(3) 3-1(3) 4-1(3) 4-2(3)	<p>◆ Review of TOT</p> <ul style="list-style-type: none"> • What you have learned during TOT • What is needed more for a good trainer • How TOT is relevant with your work 	<ul style="list-style-type: none"> • JICA expert (Mr. Fujita, Ms. Ruri) • Handouts (by Mr. Fujita) • Draft training implementation program (including draft syllabus) • Technical advice from other JICA experts 	
	14:30-15:00		Coffee break		

	15:00-15:45	2-1(5) 2-2(3) 3-1(3) 4-1(3) 4-2(3)	<ul style="list-style-type: none"> ◆ Revision of syllabus (draft training implementation program) <ul style="list-style-type: none"> • Explanation on draft training implementation program • Presentation by each group ◆ Fill up and submit a reflection sheet 	<ul style="list-style-type: none"> • JICA experts (Mr. Fujita, Ms. Ruri) 	<ul style="list-style-type: none"> • References (Related laws, TCP manuals/documents) (5 copies) • Technical advice from other JICA experts
	15:45-16:00				
<p>◆ Preparation of teaching materials & plans for trial training (2) (Objective) - To prepare training materials for trial training</p>					
	09:45-12:45	2-1(5) 2-2(3) 3-1(3) 4-1(3) 4-2(3)	<ul style="list-style-type: none"> ◆ Review of the previous day ◆ Revision of syllabus (continued) <ul style="list-style-type: none"> • Review draft syllabus • Revision of syllabus - Set up theme and objectives (message) - Target participants 	<ul style="list-style-type: none"> • JICA experts (Mr. Fujita, Ms. Ruri) 	<ul style="list-style-type: none"> • References (Related laws, TCP manuals/documents) • JICA experts advise on contents if needed
June 2 (Wed)	12:45-14:00		Lunch break		
	14:00-16:10	2-1(5) 2-2(3) 3-1(3) 4-1(3) 4-2(3)	<ul style="list-style-type: none"> ◆ Preparation of training materials <ul style="list-style-type: none"> • Review the list of materials and references used during TOT • What to be considered in preparation (e.g. new guideline) • Make a list of training materials for trial training • (Arrange the materials for own use) ◆ Presentation by each group ◆ Fill up and submit a reflection sheet 	<ul style="list-style-type: none"> • JICA experts (Mr. Fujita, Ms. Ruri) 	<ul style="list-style-type: none"> • Documents list • References
	16:10-16:30				
<p>◆ Preparation of teaching materials & plans for trial training (3) (Objective) - To prepare action plans for trial training</p>					
	09:30-12:20	2-1(5) 2-2(3) 3-1(3) 4-1(3) 4-2(3)	<ul style="list-style-type: none"> ◆ Review of the previous day ◆ Preparation of action plans <ul style="list-style-type: none"> • What input is needed more? • What output should be done by whom, until when? • Set framework of teaching plans • Set contents of teaching plans • Set your role & responsibility ◆ Presentation by each group 	<ul style="list-style-type: none"> • JICA experts (Mr. Fujita, Ms. Ruri) 	<ul style="list-style-type: none"> • Action plan sheet • References
June 3 (Thu)	12:20-13:30		Lunch break		
	13:30-14:30		◆ Achievement test		<ul style="list-style-type: none"> • Test sheet (Capacity assessment and each subject)

	14:30-16:50	2-1(5) 2-2(3) 3-1(3) 4-1(3) 4-2(3)	<ul style="list-style-type: none"> ◆ Preparation for presentation <ul style="list-style-type: none"> • Revised syllabus • A list of training materials • Action plan (what to be done before Dec 2010) 	<ul style="list-style-type: none"> • JICA experts (Mr. Fujita, Ms. Ruri) 		
	16:50-17:00		<ul style="list-style-type: none"> ◆ Fill up and submit a reflection sheet 			
<ul style="list-style-type: none"> ◆ Presentation <p>(Objective) - To present what learned in the TOT program, using the facilitation skills learned in the TOT. - To share the result of the TOT</p>						
June 4 (Fri)	9:00-11:30		<ul style="list-style-type: none"> ◆ Presentation <ul style="list-style-type: none"> • 20-min presentation by 3 groups (GSP&DSP, Control, Project Management & Monitoring) • Fill up a comment sheet • Comment from Prof. Wim Poli • Comment from Mr. Erry (PU) 	<ul style="list-style-type: none"> • JICA experts (Mr. Fujita, Ms. Ruri) 	<ul style="list-style-type: none"> • PowerPoint (by each group) 	
	11:30-11:45		<ul style="list-style-type: none"> ◆ Fill up and submit goal evaluation & reflection sheets 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 	
	11:45-13:30		Lunch break	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •
	13:30-14:00			<ul style="list-style-type: none"> ◆ Closing ceremony <ul style="list-style-type: none"> • Speech by PU (Mr. Erry) • Speech by JICA team (Mr. Watanabe) • Speech by Dinas (Ms. Sumi) • Group photo 	<ul style="list-style-type: none"> • JICA experts (Mr. Fujita, Mr. Denny) 	<ul style="list-style-type: none"> • Handouts and PPTs (by each group)

***5-1: Date base management by GIS (every Thursday)**

Date:
 - 20 May - 29 July
 Venue:
 - JICA MFO meeting room
 Participants:
 - 5 candidates (GIS)

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
May 20 (Thu)	5-1: Date base management by GIS (1)				
	9:00-12:00	5-1(1)	<ul style="list-style-type: none"> ◆ Lecture about project monitoring (include coffee break) <ul style="list-style-type: none"> • GIS concept: structure, data mechanism • Using satellite image to produce useful information <ul style="list-style-type: none"> ◇ Appropriate use of satellite image ◇ Important of using common data: Show sample of not matching data • Review of Basic 1 & 2 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • 後岡作成済み、渡辺修正中 (以降同じ) • GIS database manual • New town data • Hand out
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Basic 1) (using existing Mamminasata GIS data) <ul style="list-style-type: none"> • Folder structure (any charts or figure to illustrate?) • Open & close file • Digitizing (polygon, line, point) • Arrange thematic layout • Measure length and area 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Hand out • Weekly assignment
May 27 (Thu)	5-1: Date base management by GIS (2)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Basic 1) (using existing Mamminasata GIS data) <ul style="list-style-type: none"> • Folder structure • Use satellite image • Digitizing (polygon, line, point) • Arrange thematic layout • Measure length and area 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Hand out
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Basic 2) (making new GIS data) <ul style="list-style-type: none"> • Digitize land use • Input and revise attribute • Calculate zone area 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Hand out • Weekly assignment t

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
Jun 3 (Thu)	5-1: Date base management by GIS (3)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Basic 2) (making new GIS data) <ul style="list-style-type: none"> • Digitize land use • Input and revise attribute • Calculate zone area 	• JICA expert	<ul style="list-style-type: none"> • GIS database manual • Hand out
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Basic 2) (making new GIS data) <ul style="list-style-type: none"> • Create database • Digitize land use • Input and revise attribute • Calculate zone area • Overlay data 	• JICA expert	<ul style="list-style-type: none"> • GIS database manual • Hand out • Weekly assignment
12:00-13:00	Lunch break				
June 10 (Thu)	5-1: Date base management by GIS (4)				
	9:00-2:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Basic 2) (making new GIS data) <ul style="list-style-type: none"> • Create database • Digitize land use • Input and revise attribute • Calculate zone area • Overlay data 	• JICA expert	<ul style="list-style-type: none"> • GIS database manual • Hand out
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Basic 2) (making new GIS data) <ul style="list-style-type: none"> • Create database • Digitize land use • Input and revise attribute • Calculate zone area • Overlay data 	• JICA expert	<ul style="list-style-type: none"> • GIS database manual • Hand out • Weekly assignment
12:00-13:00	Lunch break				
June 17 (Thu)	5-1: Date base management by GIS (5)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) <ul style="list-style-type: none"> • Input GSP of district/city (digitizing data) • Input attribute 	• JICA expert	<ul style="list-style-type: none"> • GIS database manual • Assignment
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) <ul style="list-style-type: none"> • Input GSP of district/city (digitizing data) • Input attribute 	• JICA expert	<ul style="list-style-type: none"> • GIS database manual • Assignment • Weekly assignment
12:00-13:00	Lunch break				
June 24 (Thu)	5-1: Date base management by GIS (6)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) <ul style="list-style-type: none"> • Input DSP of district/city (digitizing data) • Input attribute 	• JICA expert	<ul style="list-style-type: none"> • GIS database manual • Assignment

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • Input DSP of district/city (digitizing data) • Input attribute 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment • Weekly assignment
July 1 (Thu)	5-1: Date base management by GIS (7)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • Database for project information 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment: 10 priority project monitoring sheet • Assignment
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • Database for project information 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment: 10 priority project monitoring sheet • Weekly assignment
July 8 (Thu)	5-1: Date base management by GIS (8)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • OJT • Utilize database for daily work 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • OJT • Utilize database for daily work 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment • Weekly assignment
July 15 (Thu)	5-1: Date base management by GIS (9)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • OJT • Utilize database for daily work 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • OJT • Utilize database for daily work 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment • Weekly assignment
July 22 (Thu)	5-1: Date base management by GIS (10)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • OJT • Utilize database for daily work 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Application) • OJT • Utilize database for daily work 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual • Assignment • Weekly assignment

Day	Time	Code	Content	Trainer or Facilitator	Teaching material
July 29 (Thu)	5-1: Date base management by GIS (11)				
	9:00-12:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Final) • Wrap up of TOT 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual
	12:00-13:00		Lunch break		
	13:00-16:00	5-1(2)	<ul style="list-style-type: none"> ◆ Practice (Final) • Wrap up of TOT 	<ul style="list-style-type: none"> • JICA expert 	<ul style="list-style-type: none"> • GIS database manual



Makassar, 4 Mei 2010

No. : JICA-MM/V/019/2010
Lamp : -
Perihal : Undangan Training of Trainers (TOT)
Peningkatan Kapasitas Manajemen
Pembangunan Perkotaan Metropolitan
Mamminasata

Kepada Yth.
1. Kepala BAPPEDA Kabupaten Takalar
2. Kepala Dinas Pekerjaan Umum
Kabupaten Takalar
Di
Tempat

Dengan hormat,

Dalam rangka pelaksanaan TOT Peningkatan Kapasitas Manajemen Pembangunan Perkotaan Metropolitan Mamminasata, maka kami mengundang Bapak/Ibu (*maksimal tiga aparatur per Kabupaten/Kota*) untuk berpartisipasi dalam kegiatan tersebut, dengan jadwal sebagai berikut :

Hari, tanggal : **Senin – Rabu , 10 – 12 Mei 2010**
Waktu : **09.00 – 16.00 WITA**
Tempat : **Hotel Quality Makassar**
Tema : **“Harapan Terhadap Peran Mamminasata Sebagai Kawasan Strategis Nasional”**

Sebagai informasi, TOT ditujukan untuk staf UPTD Mamminasata dan Narasumber BKSPMM. *Untuk sesi umum, akan diikuti juga oleh perwakilan Kabupaten/Kota yang termasuk dalam Kawasan Mamminasata.* Karena itu, kehadiran perwakilan Kabupaten/Kota Bapak/Ibu akan sangat membantu pelaksanaan kegiatan tersebut.

Demikian, atas perhatian dan kerjasamanya kami mengucapkan terima kasih.

Ketua Penasehat Proyek

Akifumi WATANABE

List of Trainers in TOT (May 10 – June 4, 2010)

No	Name	Institution	Lecture Topic	Lecture Date
1	Prof. Wim Poli	Hasanuddin University	TOT for Adult Training	May 10, 2010 June 1, 2010
2	Ir. Erry Saptaria Achyar, CES	Ministry of Public Works	Background of Spatial Management in Indonesia	May 10, 2010
3	Moch. Damun, S.Sos., M.Si	Ministry of Public Works	Background of Spatial Management in Indonesia	May 10, 2010
4	Dr. Dadang Rukmana, SH, CES	Ministry of Public Works	General Spatial Plan (GSP) Formulation	May 11, 2010
5	Ir. Petrus Natalivan, MT	Institute of Technology Bandung	Detail Spatial Plan and Zoning Regulation Formulation	May 12, 2010
6	A. Yusran, SH, MH	MMDCB	Control of Spatial Utilization	May 25, 2010
7	Ashar Karateng	JICA CD Project	Project Management (Communication Skills for Facilitators)	May 26, 2010
8	Mr. Asakura	JICA Mamminasata TCP	GSP Manual	May 11, 12, 18, 19, 20, 25, 2010
9	Mr. Harai	JICA Mamminasata TCP	GSP Manual, Introduction of Case in Japan	May 11, 2010
10	Mr. Ushirooka	JICA Mamminasata TCP	GIS Use in Spatial Planning	May 12, 2010
11	Dr. Vijay	JICA Mamminasata TCP	Project Monitoring	May 27, 2010

TOT to-do list

14 May - 20 May

Duty	Dead line	Person in charge	Staff members
(Coordination)			
<for week 2>			
To Mr. Chari or Mr.Zul: confirmation of candidate trainers to join the case study in week 2	14 (Fri)	Watanabe	Fujita, Ruri
Confirmation of attendance of the trainees for week 1 for reference (for choosing candidate trainers)	14 (Fri)	Fujita	Wilma
To GSP candidates (plus Sri, Nasul, Mchlis?): distribution of Takalar & Maros GSP	14 (Fri)	Fujita	Ruri, Wilma
Confirmation to Takalar and Maros	17(Mon)		Ruri, Muchlis
<for week 3>			
Mr. Chari & Mr. Zul: ask the lecture on permission (regulation no.4?) (on 25 May)	14 (Fri)	Watanabe	Fujita, Ruri
Invitation to the lecture on permission to city/districts (only for 25 May am)	17 (Mon)	Watanabe	Fujita, Ruri, Wilma
(Substance)			
<for week 2>			
Review of district GSP by candidates (18 am & pm)	17(Mon)	Watanabe	Asakura, Denny
Case study (trip) (19 am & pm)	17(Mon)	Watanabe	Asakura, Denny, (Fujita)
DSP case study (20 am)	17(Mon)	Watanabe	Asakura, Mchlis
GIS (Lecture & Case study) (20 am & pm)	19(Wed)	Watanabe	Ushirooka, Ancha
(Logistics)			
<for week 2>			
Participants list: group change	17(Mon)	Fujita	Wilma(confirmed by Ayu)
Participants list: including participants' department/organization	17 (Mon)	Fujita	Wilma
Confirmation & telephone call to the participants on week 2	17(Mon)	Fujita	Ruri
Confirmation and printing of the documents required for week 2 (along with document list, including revision of table of contents)	17 (Mon)	Fujita	Wilma

Printing: 2 powerpoint slides in 1 page (request from trainees)	17(Mon)	Fujita	Ruri, Wilma, Edo, (Rio)
Decide the role and distribution of staff members for week 2 (registration, MC, interpreter/moderator, interpreter for JICA experts, recording lectures and discussion, correspondence with hotel staff, logistics (equipment), documentation, compiling materials, projector operator, photo)	17(Mon)	Fujita	Ruri, Wilma, Edo, Rio Mchlis, Denny
Trip arrangement (participants, appointment, car, lunch, interpreter): on 19 Takalar (am) & Maros (pm)	17(Mon)	Fujita	Ruri, Wilma (Denny)
Car and lunch arrangement for Week 2 (near JICA MFO?)	17(Mon)	Fujita	Ruri, Wilma
GIS arrangement: confirmation of booking (JICA MFO meeting room), facilities (PC, projector, stationery, etc) & staff members (Mr.Ushirooka & Mr. Ancha)	17(Mon)	Fujita	Ruri, Wilma
New staff member trial (on translation)	20 (Thu)	Fujita	Ruri, Rio
Translation: Questionnaire & Goal Setting sheet	21 (Fri)	Fujita	Ruri (will be replaced by a newcomer)
Certificate for the participants only in week 1: check the attendance list	21 (Fri)	Watanabe	Ruri, Wilma
<i>(Others to be considered)</i>			
Copy (or type) & translation: Reflection sheet (to be distributed on 3 June)			
Copy (or type) & translation: Goal setting sheet (to be distributed on 4 June)			
Find & print out the latest GSP by Makassar city			

Attendance List of ToT Participants

Appendix 23

Day/Date : Tuesday, 1 June 2010
Time : 13.00-16.00
Place : Quality Hotel Makassar

NO	NAME	POSITION	TOPICS	SIGNATURE
1	Ir. Zulkarnain Kitta, M.Si	IV/b	Project Monitoring	
2	A. Tenrisau A.	IV/b	Project Monitoring	
3	Ir. Nasser Hasan	IV/a	Project Monitoring	
4	Ir. Muh. Syafruddin, H. M.Si	IV/a	Project Monitoring	
5	Ir. Zunaifa Y. Slamet, MT	III/d	Project Monitoring	
6	Ir. H. Ahmad Asiri, M.Si	III/d	Project Monitoring	
7	Ir. Hasir Tjenne, M.Si	III/d	Project Monitoring	
8	Ir. A. Taufik Asapa, M.T	III/d	Project Monitoring	
9	Andi Nurhaedah, ST		Project Monitoring	
10	Sugiharjo	IV/c	Project Management	
11	Ir. Hj. Sumi Heriza Sikki, M.Si	IV/b	Project Management	
12	Ir. Suryanti Adnan, ST	III/a	Project Management	
13	Ir. Asriani Kallang, M.Si	III/d	Project Management	
14	Ir. Andi Mappakangka	III/d	Project Management	
15	H. Muh. Syarif Sarebong, ST, M.Si	IV/a	Control and Spatial Utilization	
16	Ir. Lukman Nurdin	III/d	Control and Spatial Utilization	
17	Agussalim, B.Sc	III/b	Control and Spatial Utilization	
18	Muslim Pribadi, ST	III/d	Control and Spatial Utilization	
19	Wahyuningsih Achmad, ST	III/a	Control and Spatial Utilization	
20	Jumagustiadi, ST		Control and Spatial Utilization	
21	Adnan Abubaeda, ST	III/d	Control and Spatial Utilization	
22	Muchtar Kadir, ST, M.T	III/d	GIS	
23	Ir. John Eden		GIS	
24	Ade Agung Kamaruddin, S.Com	III/b	GIS	
25	Asmirandi, ST	III/a	GIS	
26	Eka Farasakti, ST		GIS	

PELATIHAN UNTUK PELATIH (TOT)

Peningkatan Manajemen Pembangunan Perkotaan

Di Kawasan Metropolitan Mamminasata

Makassar, 10 Mei – 4 Juni

NO	NAME	POSITION	TOPICS	SIGNATURE
27	Karmila Arman, ST		GIS	
28	A. Mirza Azilia Wahiduddin, ST	III/a	GIS and GSP (case study : Maros District)	
29	Irmah Yuniwanty, ST	III/b	GIS and GSP (case study : Takalar District)	
30	Ir. Darul aksa	IV/a	GSP (case study : Maros District)	
31	A. Yusran, SH, MH	IV/b	GSP (case study : Takalar District)	
32	Ir. Mansur Gessa, M.Si	III/b	GSP (case study : Takalar District)	
33	Hj. Ariany Rofaidah, ST, M.Si	III/d	GSP; DSP (case study : Maros District)	
34	Ir. H. Shaifuddin Rusli, M.Si	IV/a	GSP; DSP (case study : Takalar District)	
35	Muchlis Syarif, Drs. M.Si		All Topics (case study:Takalar)	
36	Ir. Sri Wedari Harahap		All Topics (case study :Takalar)	
37	Ir. M. Ghazali Djakaria, M.Si	III/d	All Topics (case study :Takalar)	
38	Nasir DK, Drs.		All Topics (case study : Maros)	
39	Yosep Sulle, S.Sos, M.Si	III/d	All Topics (case study : Maros)	
40	Ir. Andi Yurnita, M.Si	III/b	All Topics (case study : Maros)	
41	Ir. Hairullah	III/d	DSP	
42	Ir. Wahjudi Sasongko S., MT	III/d	DSP	
43	Gamma, ST	III/b	DSP	

Attendance List of Training Participants (GIS)

NO	NAME	POSITION	TOPICS	SIGNATURE
1	Muchtar Kadir, ST, M.T	III/d	GIS	
2	Johan Eden, ST		GIS	
3	Ade Agung Kamaruddin, S.Com	III/b	GIS	
4	Asmirandi, ST	III/a	GIS	
5	Eka Farasakti, ST		GIS	
6	Karmila Arman, ST		GIS	
7	Andi Mirza A.W, ST	III/a	GIS	
8	Irmah Yuniwanty, ST	III/b	GIS	

Meeting Record

Subject	: Manual of District/City GSP Formulation
Date	: May 11, 2010
Time	: 13.00 – 14.00 PM
Venue	: Training of Trainer, Orchid Room Quality Hotel Makassar
Presenter	: Mr. Asakura
Attendance	: attached

Presentation by Mr. Asakura from JICA Expert Team basically concerns about the Manual of District/City GSP (General Spatial Plan) Formulation of Mamminasata. In this presentation will be explained more about the procedure of how to use the GSP manual, followed by the responsibilities of each stakeholder, along with other related information regarding the formulation of GSP. The following would be explained briefly about the presentation content by Mr. Asakura as well as discussion session which consists of questions by the participants.

a) Outline of Mr. Asakura Presentation

- Background
- Position of GSP in Implementation of Spatial Plan
- Hierarchy of Spatial Plans in Spatial Planning System
- 3 Series of Manuals for Mamminasata Management
- Purpose of Manual
- Contents of Manual (text)
- Contents of Manual (appendix)
- Timeframe of GSP Formulation and Consultation Schedule
- Role of Stakeholders in the District and City GSP Formulation Process
- Timeframe of GSP Formulation and Consultation Schedule (with public)
- Timeframe of GSP Formulation and Consultation Schedule (UPTD Mamminasata/BKPRD)
- Legalization Process (Legal Base)
- Legalization Process
- List of GSP Completion

b) Discussion Session

The following is questions asked by the participants in the discussion session.

1. Which public is the objective of this GSP? Does this public refer to NGO that represent the public, or professors and expert teams, or pedicab drivers to be consider represent the public? Which group could be considered valid to represent the public? For the second question, the implementation step which takes 24 months. Maybe that kind of timeframe has been done in Japan, whereas in Indonesia, a timeframe of 9 months is enough of time. This long process will take no small amounts of Local Budget fund. Furthermore, why does it have to be ratified in Jakarta? If the District/city GSP which basically refers to Mamminasata and the content has been in accordance with the existing standards, why does it have to go Jakarta just to ratify?

Response of the question asked is:

- Public that mentioned is only representative group of people. It could be in the form of NGO or any group that represents aspiration from the public. In the consultation with the public, a methodology will be declared as transparent as possible. If necessary, it could be disseminated to public announcement. In regards to the scheme of planning and implementation, they don't have to take 24 months or even 9 months to finish. It could be finished within 8 months, in order to be consulted with central government. In regards to why had to go to Jakarta could be

categorized as a waste of time and cost, however, UPTD and MMDCB were formed to cross institutions and have an objective to obtain the maximum result.

2. Question from Mrs. Ayu from UPTD Mamminasata, related to Mamminasata as National Strategic Area. Mamminasata basically is divided into district and city. Would it be appropriate to make a distinction from the two as suggested by Central Government? Second question, how about if UPTD and MMDCB make an agreement or letter of approval whenever an understanding has been achieved?

Response from the question is as follow:

- Basically UPTD and MMDCB require strong roles, because despite the fact that they are in one particular area but they have different role. For that, coordination is strongly required as well as both roles must be strengthened in order to achieve balance and harmony in the scope of UTPD and MMDCB. In Japan, ratification of planning is conducted by governor, ratification from Public Works Ministry or Central Government would not have to be necessary. So small cities should be approved by governor while cities that consider big enough could validate themselves. So in that regard, it does not have to follow the suggestion made by the Central Government, what matters is to understand our own area and to take proper steps in accordance with existing condition.

**Goal setting sheet for the TOT program
(for candidate trainers)**

Date: _____

Your name: _____

Your department/ organization: _____

1. Reflecting today's lectures, please describe the objective of the TOT program in your own words.

2. Along with the objectives of the TOT program mentioned in 1. above, set your goals to be achieved during the TOT program in the following aspects.

(1) Knowledge on urban planning and development

(2) Facilitation and communication skills

(3) Others

3. In order to achieve the goals mentioned in 2. above,

(1) What do you want to learn in the TOT program?

(2) About what point TOT lecturers/ materials should help you?

(a) Lecturers/ facilitators

(b) Materials

4. Please describe your feeling at this moment. (e.g. expectation, anxiety, motivation, etc)

5. Other comments and suggestions for the TOT program (if any)

**Goal evaluation sheet for the TOT program
(for candidate trainers)**

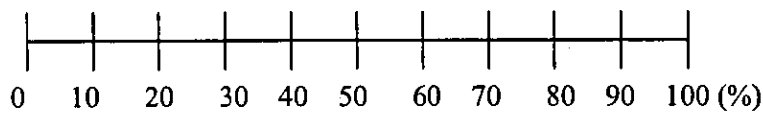
Date: June 2010

Your name: _____

Your department/ organization: _____

1. Measure your achievement of the objective of the TOT by percent, and give reason for your measurement.

<Percentage of achievement>

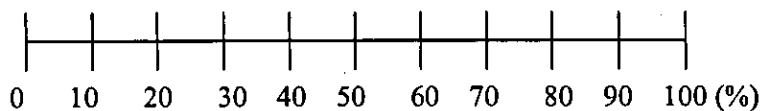


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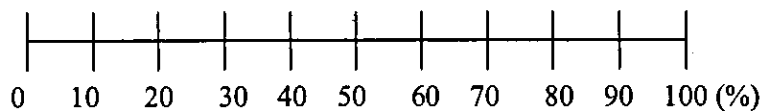
2. Measure your achievement of your goals. Evaluate it by yourselves in the following aspects.

(1-1) Knowledge on urban planning and development (in general)

<Before TOT>



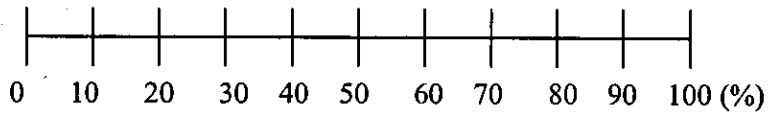
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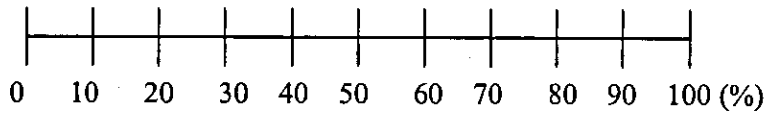
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(1-2) Knowledge on GSP

<Before TOT>



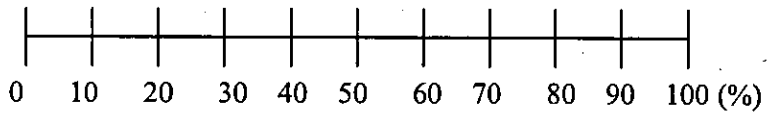
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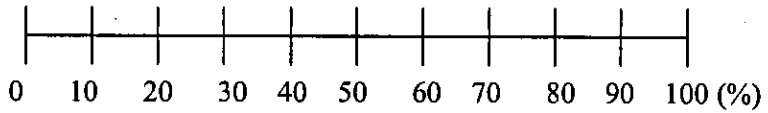
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(1-3) Knowledge on DSP

<Before TOT>



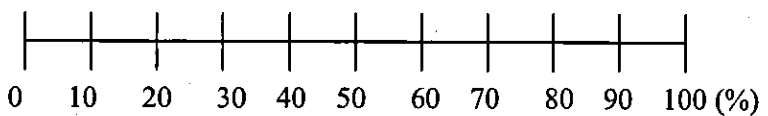
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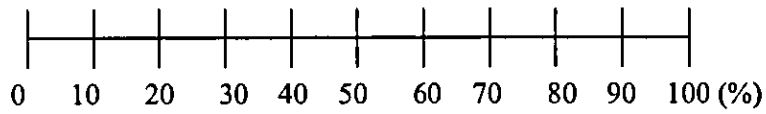
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(1-4) Knowledge on Control

<Before TOT>



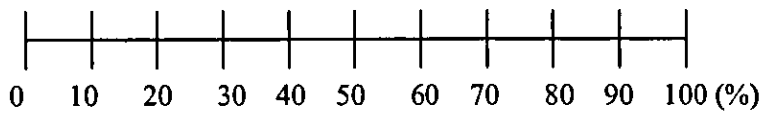
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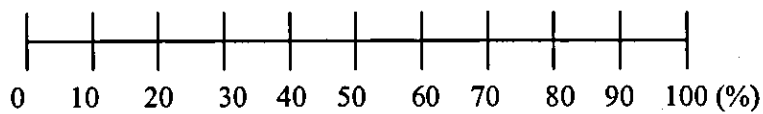
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(1-5) Knowledge on Project Monitoring

<Before TOT>



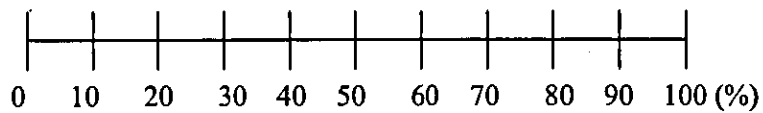
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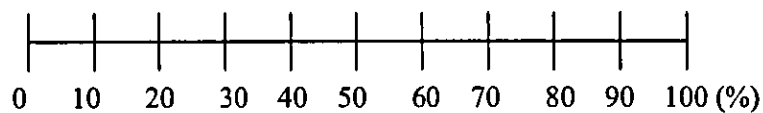
<Reason>

(2) Facilitation and communication skills

<Before TOT>



<After TOT>



<Reason>

(3) Others (if any)

3. In order to achieve the goals mentioned in 2. above,

(1) What point of the TOT contributes to contribute to strengthening your capacity on urban development (or your job execution)? What is the best course for you in the TOT?

(2) About what point TOT lecturers and materials do/ do not contribute to strengthening your capacity on urban development (or your job execution)?

(a) Lecturers/ facilitators

(b) Materials

--

4. After TOT is conducted, participants are expected to provide training to city/districts (in a form of advice, socialization, coordination, etc). What should be done to be ready for training and what is your role in preparation and implementation of training? List up things to be followed up and plan schedule (Jun – Dec 2010)

<by next week (first thing to do)>		
Things to be followed up	Your role/responsibility	Others' role/responsibility

<by the end of this month (before TOT follow-up)>		
Things to be followed up	Your role/responsibility	Others' role/responsibility

<by November (before trial training)>		
Things to be followed up	Your role/responsibility	Others' role/responsibility

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5. Please describe your feeling at this moment. (e.g. sense of achievement, satisfaction, dissatisfaction, motivation, etc)

6. Other comments and suggestions for the TOT program (if any)

Evaluation on capacity (1)

Appendix 27

Your name	
Your organization	
Position in charge	
Your job description	
If you are a candidate trainer, please tick this box <input type="checkbox"/>	

			Not enough ←→ Very good					
			1	2	3	4	5	6
1	General Spaital Plan	I have a capacity to formulate spatial plan.						
2		I have a capacity to put spatial plan into practice with legalization.						
3		I have enough knowledge about laws regarding of spatial plan.						
4		I have enough knowledge about regulation regarding of spatial plan.						
5		I have enough knowledge about guideline regarding of spatial plan.						
6		I have enough knowledge the regulation system on permission for spatial plan						
7		I have experiences to utilize guidelines regarding of spatial plan.						
8		I have enough joined trainings or seminars regarding of spatial plan.						
9		I have a capacity to coordinate city/districts when they formulate their spatial plan						
10		I have a capacity to coordinate city/districts when they go through legalization process for their spatial plan.						
11		I have a capacity to coordinate city/districts when they go through the permission process for their spatial plan.						
<p>● What kind of trainings do you need related to spatial plan? Please tell us about your opinion as much concretly as possible .(ex: Specific or technical Skills & Knowledge you need etc)</p>								

			Not enough ←→ Very good					
			1	2	3	4	5	6
1	Detail Spaital Plan	I have a capacity to formulate detail spatial plan.						
2		I have a capacity to put detail spatial plan into practice with legalization.						
3		I have enough knowledge about laws regarding of detail spatial plan.						
4		I have enough knowledge about regulation regarding of detail spatial plan.						
5		I have enough knowledge about guideline regarding of detail spatial plan.						
6		I have enough knowledge about the regulation system on permission for detail spatial plan.						
7		I have enough knowledge about zoning formulation.						

Questionnaire on capacity (2)

Appendix 28

**Stakeholders would be the city/district, community, private sector such as developer /consultants and national/provincial institution etc.*

		Not enough ← → Very good					
Management		1	2	3	4	5	6
1	Your organization publishes a mission or goals for Mamminasata Project.						
2	The mission or goals are achievable.						
3	Your organization has a strategic plan for mid and long term, based on the mission or						
4	Your organization staff shares the same understanding of the organizational mission						
5	Your organization has an organizational chart or documentation that describes roles, functions and responsibilities of all positions.						
6	Your organization has a clear reporting system within the organization.						
7	Your organization articulated the knowledge necessary for each task and						
8	Your organization has a clear priority about what to do.						
9	Your organization regularly collects information and data necessary to understand the current situation.						
10	Your organization properly keep information/data/documents as they can refer to.						

		Not enough ← → Very good					
Coordination & External Relation		1	2	3	4	5	6
1	Your organization clearly defines who are the stakeholders for Mamminasata						
2	Your organization communicates with the stakeholders very well to understand each other, share information, and advice.						
3	Your organization gets the stakeholders involved in project management cycle such as planning, implementation, monitoring, and evaluation.						
4	Your organization and the stakeholders have a common understanding of each role.						
5	Your organization has a transparent procedure and reporting mechanism to the stakeholders as a mean of its accountability.						
6	Your organization establishes a good relationship with the stakeholders.						
7	Your organization has a mechanism such as regular meeting to make sure that the stakeholders' voice reach to MMDCB.						
8	Your organization uses mass media resources to disseminate the urban development planning of Mamminasata metropolitan area to the						
9	The public knows well about the urban development planning of Mamminasata metropolitan area.						
10	Your organization coordinates well when the stakeholders have troubles or conflicts.						

		Not enough ← → Very good					
Efficient Service delivery		1	2	3	4	5	6
1	Your organization clearly defines its activities to the stakeholders for Mamminasata Project.						
2	Your organization has a mechanism to understand the need of the stakeholders.						
3	Your organization reflects the stakeholders' need on its activities.						
4	Your organization has a mechanism to monitor and evaluate its activities and performance.						
5	Your organization reflects the result of monitorings and evaluations on its						
6	The stakeholders contribute to Your organization activities such as project implementation, evaluation, and so on .						
7	Your organization uses formal or informal network to share information with the stakeholders.						
8	Your organization has indicators to measure outcomes of its activities.						
9	Your organization has enough authority to deliver its services.						
10	Your organization and its activities have good reputation among the stakeholders.						

Reflection Sheet

Date: _____

Your name: _____

Your organization: _____

If you are a candidate trainer, please tick this box:

1. What is the best thing you learned for today? (e.g. what you notice or find, what you achieved today, most impressive or surprising thing, etc)

2. What are your challenges for the future after finishing today's program? (e.g. what you want to know from now, what you want to be able to do, etc)

3. Other comments (e.g. what you think during today's program, the points you don't understand very much, what you wanted to discuss more, etc)

* If you have any comments or suggestions on the management or implementation method of the TOT, please fill in the back side of this sheet.



CERTIFICATE

This is to certify that

.....

has participated in the

**TRAINING OF TRAINERS (TOT)
FOR ENHANCEMENT OF URBAN DEVELOPMENT MANAGEMENT
IN MAMMINASATA METROPOLITAN AREA
Makassar, 10 May - 4 June 2010**

Conducted by
**JICA TECHNICAL COOPERATION PROJECT
ENHANCEMENT OF URBAN DEVELOPMENT MANAGEMENT
IN MAMMINASATA METROPOLITAN AREA
IN SOUTH SULAWESI PROVINCE**

In Cooperation with
South Sulawesi Province, MMDCB, and Ministry of Public Works

Ir. H. Agus Arifin Nu'mang, M.S.
Chairman of MMDCB

Akifumi Watanabe
Chief Advisor
JICA Technical Cooperation Project
For Enhancement of Urban Development
In Mamminasata Metropolitan Area

Ir. Wahyono Bintarto Soebianto, M.Sc
Director of Region III, Directorate General of Spatial Planning

List of Terms

Terms (English)	English	Terms (Indonesian)	Indonesian
Bappeda	Regional Development Planning Agency	Bappeda	Badan Perencanaan Pembangunan Daerah
BCR	Building Coverage Ratio	KDB	Koefisien Dasar Bangunan
BKPRD	Regional Spatial Management Coordination Board	BKPRD	Badan Koordinasi Penataan Ruang Daerah
BKPRN/ BKTRN	National Spatial Management Coordination Board	BKPRN/ BKTRN	Badan Koordinasi Penataan Ruang Nasional
Bupati	Regent	Bupati	Bupati
BWK	Part of Urban Area	BWK	Bagian Wilayah Kota
DG	Directorate General	Dit.Jend.	Direktorat Jenderal
Dinas	Agency	Dinas	Dinas
Dinas PU	Public Work Agency	Dinas PU	Dinas Pekerjaan Umum
DSP	Detailed Spatial Plan	RDTR	Rencana Detail Tata Ruang
F/S	Feasibility Study	S/K	Studi Kelayakan
FAR	Floor Area Ratio	KLB	Koefisien Lantai Bangunan
GDP	Gross Domestic Product	PDB	Produk Domestik Bruto
GIS	Geographical Information System	SIG	Sistem Informasi Geografis
GSP	General Spatial Plan	RTRW	Rencana Tata Ruang Wilayah
IMB	Building Construction Permit	IMB	Izin mendirikan Bangunan
JCC	Joint Coordination Committee	JCC	Komisi Koordinasi Bersama
JICA	Japan International Cooperation Agency	JICA	Badan Kerjasama Internasional Jepang
Juknis	Technical Guidance / Manual	Juknis	Petunjuk Teknis
Kepgub	Governor's Decree	Kepgub	Keputusan Gubernur
KIMA II	Makassar Industrial Area II	KIMA II	Kawasan Industri Makassar II
KSN	National Strategic Area	KSN	Kawasan Strategis Nasional
MM	Mamminasata	MM	Mamminasata
M/M	Minutes of Meeting	M/M	Berita Acara
MKS	Makassar City	MKS	Kota Makassar
MMDCB	Mamminasata Metropolitan Development Cooperation Board	BKSPMM	Badan Kerja Sama Pembangunan Metropolitan Mamminasata
MoHA	Ministry of Home Affairs	Depdagri	Departemen Dalam Negeri
MoU	Memorandum of Understanding	MoU	Nota Kesepahaman

Terms (English)	English	Terms (Indonesian)	Indonesian
MPW	Ministry of Public Works	Kemen. PU	Kementerian Pekerjaan Umum
M/P	Master Plan	M/P	Rencana Induk
NSPK	Norms, Standards, Procedures and Criteria	NSPK	Norma, Standar, Prosedur dan Kriteria
PDM	Project Design Matrix	PDM	Matriks Desain Proyek
Pemda	Local Government (either province or district/city)	Pemda	Pemerintah Daerah
Perda	Regional Regulation	Perda	Peraturan Daerah
Pergub	Governor Regulation	Pergub	Peraturan Gubernur
Permen	Ministry Regulation	Permen	Peraturan Menteri
Perpres	Presidential Regulation	Perpres	Peraturan Presiden
PNS	Government Staff	PNS	Pegawai Negeri Sipil
PO	Plan of Operation	PO	Rencana Operasi / Rencana Aksi
PP	Government Regulation	PP	Peraturan Pemerintah
PR	Spatial Management	PR	Penataan Ruang
Prov. Sul-Sel	South Sulawesi Province	Prov.Sul-Sel	Provinsi Sulawesi Selatan
R/D	Record of Discussion	R/D	Risalah Pembahasan
Ranperda	Draft Regional Regulation	Ranperda	Rancangan Peraturan Daerah
Raperpres	Draft Presidential Regulation	Raperpres	Rancangan Peraturan Presiden
REI	Real Estate of Indonesia	REI	Real Estate Indonesia
RTH	Green Open Space	RTH	Ruang Terbuka Hijau
District/City GSP	District/City General Spatial Plan	RTRWK	Rencana Tata Ruang Wilayah Kabupaten/Kota
National GSP	National Spatial Plan	RTRWN	Rencana Tata Ruang Wilayah Nasional
OJT	On the Job Training	OJT	On the Job Training
Provincial GSP	Provincial Spatial Plan	RTRWP	Rencana Tata Ruang Wilayah Provinsi
Q & A	Question and Answer	Q & A	Tanya Jawab
Satgas	Task Force	Satgas	Satuan Tugas
SC	Steering Committee	SC	Komisi Pengarah
SDM	Human resources	SDM	Sumber Daya Manusia
Setda	Regional Secretariat	Setda	Sekretariat Daerah
SIMTAP	One-Stop Service	SIMTAP	Sistem Manajemen Satu Atap
SKPD	Related Government Institution	SKPD	Satuan Kerja Pemerintah Daerah
SNVT MM	Satuan Non Vertikal Tertentu Mamminasata	SNVT	Satuan Non Vertikal Tertentu Mamminasata
SNI	Indonesian National Standard	SNI	Standar Nasional Indonesia
SP	Spatial Plan	RTR	Rencana Tata Ruang
Sul-Sel	South Sulawesi	Sul-Sel	Sulawesi Selatan
TKR	Takalar District	TKR	Kabupaten Takalar

Terms (English)	English	Terms (Indonesian)	Indonesian
ToT	Training of Trainer	ToT	Pelatihan untuk Pelatih
TOR	Terms of Reference	TOR	Kerangka Acuan
TPA	Landfill Site	TPA	Tempat Pembuangan Akhir
UPT	Technical Implementation Unit	UPT	Unit Pelaksana Teknis
UPTDMM	Technical Implementation Unit of Mamminasata	UPTDMM	Unit Pelaksana Teknis Dinas untuk Mamminasata
UU	Law	UU	Undang-Undang
WG	Working Group	POKJA	Kelompok Kerja
Zone (B)	Development Zone	Zona (B)	Zona Budidaya
Zone (N)	Conservation Zone	Zona (N)	Zona Non-Budidaya
Zone (P)	Supporting Zone	Zona (P)	Zona Penyangga

Prepared through cooperation between



**Mamminasata Metropolitan Development Cooperation Board
(MMDCB)**



**Dinas of Spatial Planning and Settlement of South Sulawesi
Province**

through Technical Support by



Directorate General of Spatial Planning, Ministry of Public Works



**JICA Technical Coordination Project on Enhancement of Urban
Development Management in the Mamminasata Metropolitan**