IUTC - UNHABITAT
Land Readjustment as Tools for Urban Regeneration
Case Study Indonesia: Banda Aceh, Jakarta, Surabaya
elevation of 0.80 meters above sea level. The city regency covers an area of 64 square kilometers and according to the 2003 census had a population of 264,618 people. And have 9 sub-district with 90 village

Tsunami 26 December 2004 (simulation)
(Source: Latief, Aditya & Haris, 2006)

Official estimates indicate that at least 223,492 people perished across 12 countries (Lyons, 2009)

In Aceh province the total loss estimated at more than $4.6 billion, about 95% of regional domestic product of Aceh (United Nations Environment Programme (UNEP), 2006).
Before disaster

After disaster

After Land Readjustment
Objective of the project

• Lambung community aspire to have a neat, well ordered and a settlement that able to coup with the problem that occur in the previews model of settlement before tsunami
Key Stakeholder

Community
Non Goverment
Government (Local, BPN adn P2KP)
Multi Donor Funds (MDF)
Illustration result of LR process from interview with Mr. Numairi from village official.

Community Meeting

Build back a better village that before

Land Readjustment

Community agreed

Land Readjustment committee

Land parcel map before tsunami

Land Readjustment implementation

meeting

P2KP

BPN

community

Illustration result of LR process from interview with Mr. Hasan Nur from BPN.
Main Challenges

• The government policy should encourage the LR project by subsidies the project as well as part of government responsibility on the provision of urban infrastructure such as road, drainage, clean water and electrical power supply.

• No framework for the landowners decide not to take part in the project
Jakarta Case:
“Land Use Conversion to Child Friendly Integrated Public Space (RPTRA)”

JAKARTA:

- **Capital of Republic of Indonesia**
- **Population**: + 12 millions (day) + 9,7 millions (night)
- **Total Area**: 662,33 km² (land) dan 6.977,5 km² (sea)
- **Consists of 5 City Administration and 1 District**

**In 2030, green space in Jakarta must be 30% from province total area**

**Until now, green space in Jakarta is only 9,8%**

- Land conversion makes park become uninteresting place
- Lacks of open spaces in settlements for public interaction
OBJECTIVE OF THE PROJECTS

KAWASAN KALIUODO, KELURAHAN PEJAGALAN
KECAMATAN PENJARINGAN – JAKARTA BARAT

- JUMLAH PENDUDUK: 3,032
- JUMLAH KK: 1,530
- RW. 05, TERDIRI: 5 RT (RT. 001, 003, 004, 005 & RT 006)
- BANGUNAN:
  - PERMANEN: 250
  - SEMI PERMANEN: 300
  - MEMILIKI PBB: 188
  - JUMLAH ‘CAFE’: 60
  - PABRIK: 1
    (Pabrik Bihun)
- SARANA UMUM:
  - MASJID: 1
  - MUSHOLLA: 2
  - AL MUTAQIN
  - NURUL HASANAH
  - GEREJA: 1
  - VIHARA: 1
  - PAUD SERUNI: 1
  - KANTOR RW: 1

PERUNTUKKAN: PHII
LUAS WILAYAH: ± 4 Ha
**KEY STAKEHOLDERS**

1. Jakarta Governor
2. Local Government
3. Social Community
4. Private Company
   (Corporate Social Responsibility)

**KEY STEPS OF THE PROJECT**

- **Community Letter Refuse Prostitution Activity**
  12 February 2016

- **Government Letter to Community**
  12 February 2016

- **Local Gov’ Coordination Meeting**
  12 February 2016

- **Local Gov’ Preparation to Inform Community**
  14 February 2016
MECHANISM FOR RELOCATION OF CITIZENS

1. Location and Site Identification
2. Identification Social Economic and Culture Condition of the Community
3. Identification of Problems and Obstacles
4. Coordination Meeting with Engage Residents Affected
5. Socialization and Inform the Information to Community and Mass media
6. Preparing for Post and Temporary Escrow
7. Preparation and Maturation Security Plan in coordination with the relevant partie
8. Securing site location

Kalijodo Citizens was relocated to Government Public House (Rumah Susun), Such as Rumah Susun Marunda and Rumah Susun Pulogebang
**TOOLS AND POLICY AREA**

**Penataan Kawasan (UU No. 26 Th 2007)**
- Merelokasi pemukiman pd area yg berfungsi sbg resapan air & RTH
- Normalisasi/revitalisasi sungai
- Mengembalikan fungsi lahan RTH
- Optimalisasi fungsi tapak sbg RTH kota sempadan sungai

**Rencana Tata Ruang 2030 (Perda No.1 Th 2012 )**
- Sempadan sungai merupakan kawasan perlindungan setempat (kawasan hijau lindung).
- Berfungsi sebagai ruang terbuka hijau, pengendali banjir, drainase, penggelontor, konservasi sumber daya air
- tidak dapat diubah fungsi dan peruntukannya.

**RDTR Dan PZ Perda No. 1 Th 2014**
- Sebagai Daerah Resapan Air
CONDITION BEFORE LAND READJUSTMENT IN KALIJODO

KALIJODO
LAND RE-ADJUSTMENT
MASTERPLAN
Skater Park

Multifunction Area

Public Green Space

ON GOING DEVELOPMENT IN RPTRA KALIJODO (UNTIL NOV 2016)
Surabaya Case:
Land Sharing Concept as Alternatives in Urban Coastal Housing Regeneration

Location and context:
*Kampung Gununganyar Tambak* in Eastcoast of Surabaya City
A group of urban housing that were build through people’s own initiation, resources, and represents ‘self-help housing’ since the process is unplanned it manifested on irregular settlements’ layouts and inadequate basic infrastructures. Land readjustment through land sharing process.

Objectives:
*To make a sustainable coastal housing through efficient land plots managements based on landowners and land settlers agreement*
Surabaya as 2nd largest city in Indonesia and also a coastal city have to fulfil the people needs live in it
Key Stakeholders:

- academia, local NGO: neutral; work as mediator
- Community:
  - Landsettlers: high influence, highly impacted, main actor
  - Landowners
- government/quasi gov’t: lurah, camat, surabaya city gov’t: high influence

Objectives:
To make a sustainable coastal housing through efficient land plots managements based on landowners and land settlers agreement
Key steps of the projects:
Review of Legal and Spatial Documents; Assessment

1. Review of Legal and Spatial Documents
2. Assessment of existing SES and Land Tenure
3. Community dialog through Participatory mapping and FGD
4. Consensual process for land plots arrangement with community
5. Action Plan for Land Readjustment
6. Discussion with government for suitability with city planning and approval

Process for land readjustment started in 2017 by the community
Gununganyar Kampung main problems

irregular layouts and unclear land tenure
Gununganyar Kampung main problems
Non permanent building material

- Non Permanent: 50%
- Semi Permanent: 20%
- Permanent: 30%
Gununganyar Kampung main problems inadequate public facilities and infrastructure
<table>
<thead>
<tr>
<th>Land Area (m²)</th>
<th>Percentage of the Area of Village</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement</td>
<td>4.778</td>
</tr>
<tr>
<td>Public</td>
<td>7</td>
</tr>
<tr>
<td>Dock</td>
<td>15</td>
</tr>
<tr>
<td>Total</td>
<td>4.800</td>
</tr>
</tbody>
</table>

**The Kampung area Based on Land Use**
### Analysis of Factors Influencing the Implementation of Land Sharing Concepts

<table>
<thead>
<tr>
<th>Research Variable</th>
<th>Level of Influence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Layout</td>
<td>1 2 3</td>
</tr>
<tr>
<td>Size of land plots</td>
<td>0 0 3</td>
</tr>
<tr>
<td>Building density</td>
<td>0 0 3</td>
</tr>
<tr>
<td>Building conditions</td>
<td>0 0 3</td>
</tr>
<tr>
<td>Land tenure</td>
<td>0 0 3</td>
</tr>
<tr>
<td>Facilities and infrastructure of settlements</td>
<td>1 2 0</td>
</tr>
<tr>
<td>Basic facilities and infrastructure of fisherman settlement</td>
<td>1 2 0</td>
</tr>
<tr>
<td>Migrations</td>
<td>1 2 0</td>
</tr>
</tbody>
</table>

The results of questionnaires and interviews with stakeholders.
Analysis of Factors Influencing the Implementation of Land Sharing Concepts

**VARIABLES WHICH AFFECT**

- Building Layout
- Size of land plots
- Building density
- Building conditions
- Land tenure

**FACTORS:**

- Layout of the building is not patterned
- Non-permanent building conditions
- Land plots dominant of Size 130 m²
- Ownership of land is not private property
- Building density is 85 building / Ha
Building type: Permanent and semi-permanent

Petok D land ownership, occupied by the owner of the land

Domination water PDAMs and private toilets Sanitation

Building type: Non-permanent

Petok D land ownership, occupied by the owner of the land

The dominance of the source water from wells and sanitation without private toilets
Percentage of Land Plot Size

Before

70% of land owners and land occupants 30%

After

60% of land owners and land occupants 40%
Before

Building density

80 m² and 40 m²

90 m² and 40 m²

Size Of Land Plot

75 m² and 45 m²

80 m² and 50 m²

After

Building density
Guidance regulation of fisherman settlements on kampong gunung Anyar Tambak using Land Sharing concept

- Reconstruction of non-permanent building with grid patterns of settlement
- Building density planned to keep 85 building / Ha
- The physical condition of building constructed in accordance with financial ability landowners
- Land ownership status: purchased on credit rent paid per month

The mechanism of land distribution:
- 60% for owners and 40% for settlers
- 70% for owners and 30% remaining land for settlers
CHALLENGES

There needs to be more advanced research in the form of settlements reflects the settlement of fishermen.

There needs for further action concerning on the third part stakeholder who help in the funding scenario of provision settlement in kampong Gunung anyar.

OPPORTUNITIES

Indonesia’s main focus today is strengthening the ocean and coastal area. Coastal spatial allocation will be managed to be more efficient and valuable. Land readjustment would be a useful help for improving the value of the land.

East Java Province including Surabaya city is currently processing the Coastal and Small Island Zoning Plan. The scheme of land readjustment for housing can be chosen as methods in urban coastal housing area regeneration.
## COMPARISON OF LAND READJUSTMENT PROCESS

<table>
<thead>
<tr>
<th>Aspect</th>
<th>Banda Aceh Case</th>
<th>Jakarta Case</th>
<th>Surabaya Case</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Context</strong></td>
<td>Used for urban recovery after tsunami disaster</td>
<td>Used for returning land use for the original function</td>
<td>Used for rearranging urban settlements and amenities</td>
</tr>
<tr>
<td><strong>Objectives</strong></td>
<td>To build a well-ordered urban settlements after tsunami disaster</td>
<td>To increase the urban green percentage and relocate people to a more adequate shelter</td>
<td>To build a sustainable urban coastal settlements and provide more public facilities</td>
</tr>
<tr>
<td><strong>Key Stakeholders</strong></td>
<td>MDF, Community, Gov’t, NGO</td>
<td>Governor, Gov’t, Community, Private</td>
<td>Landowners, landsettlers, academia, gov’t</td>
</tr>
<tr>
<td><strong>Key Steps Characteristics</strong></td>
<td>LR Committee (as int’l procedure)</td>
<td>Top Down</td>
<td>Bottom Up</td>
</tr>
<tr>
<td><strong>Main Challenges</strong></td>
<td>Time consuming, unprepared local gov’t</td>
<td>Conflict in relocating the people</td>
<td>Planning ntegration and legalised from gov’t</td>
</tr>
<tr>
<td><strong>Tools and Policy</strong></td>
<td>FS, structured organization, legalised on secure tenure</td>
<td>National Act, Local Regulation, Spatial Planning</td>
<td>Local Regulation, Coastal Zoning, Spatial Planning</td>
</tr>
</tbody>
</table>
TERIMAKASIH