

FINAL REPORT

THEMATIC STUDY ASSET MANAGEMENT CSRRP

Year 2024



PT Ciriajasa Engineering Consultant **JV**



PT Prismaita Cipta Kreasi

FOREWORD



The series of earthquakes, tsunamis, and liquefaction disasters that occurred in Central Sulawesi on September 28, 2018, have impacted community activities with damaged housing and infrastructure supporting social and economic activities. Data collection conducted by the National Disaster Management Agency (NDMA) showed that the total damage reached more than 18 trillion rupiah. The settlement sector and basic infrastructure including roads and bridges, irrigation systems, drinking water, wastewater, electricity and communication networks, and public facilities were the most affected.

Rebuilding better, safer, and more sustainable is the vision of restoring life in affected districts. The Central Sulawesi Rehabilitation and Reconstruction Project (CSRRP) is present to support this vision through (i) provision of permanent housing units and settlement infrastructure; (ii) rehabilitation and reconstruction of public facilities; and (iii) activity implementation support. In its implementation, CSRRP prioritizes the principles of earthquake-resistant buildings, universal design, risk mitigation for Gender-Based Violence, waste and debris management, and the application of green buildings. CSRRP as part of the Indonesia Disaster Resilience and Reconstruction (IDRAR) program also targets improving the preparedness and resilience of disaster-affected, high-risk, and center of economic development areas.

This Study Report on Asset Management in CSRRP Implementation is one of six reports on evaluation and study activities conducted by the ESC CSRRP in 2024. This report provides an overview of the mapping of project assets about stakeholders, the capacity of local governments to receive, operate, maintain and develop the transferred assets, recommendations to local governments on asset management and proposed action plans to accelerate the handover of project results. Stakeholders are expected to learn lessons from this study so that they can better implement rehabilitation and reconstruction activities in post-disaster locations in the future.

Jakarta, September 2024
Head of Central Project Management Unit
CPMU - CSRRP



Arie Setiadi Moerwanto



TABLE OF CONTENTS

FOREWORD.....	i
TABLE OF CONTENTS	ii
LIST OF TABLES	v
LIST OF FIGURE	vii
LIST OF ABBREVIATIONS	ix
EXECUTIVE SUMMARY	11
CHAPTER 1 INTRODUCTION	20
1.1. Background	20
1.2. Purpose and Objectives of the Study	20
1.3. Study Question	21
1.4. Objectives and Outputs	21
1.5. Activity Stages	21
1.6. Study Framework and Expected Outputs.....	22
1.7. Study Limitations	22
CHAPTER 2 LITERATURE REVIEW	23
2.1. Definition of BMN/D Asset Management Based on Laws and Regulations.....	24
2.1.1. Definition of BMN/D Assets	24
2.1.2. Definition and Scope of BMN/D Asset Management	30
2.2. Institutionalization of BMN/D Asset Management	38
2.3. Definition of BMN/D Asset Receiver Based on Regulation	43
2.4. Concept of CSRRP (<i>Central Sulawesi Rehabilitation and Reconstruction Project</i>).....	46
CHAPTER 3 STUDY METHODOLOGY	56
3.1. Scope of Study	56
3.2. Approach.....	56
3.3. Case Study Population and Sample	57
3.4. Study Variables and Indicators	59
3.5. Data Collection Methods	61
CHAPTER 4 STUDY RESULTS	62
4.1. Map of Project Assets Linked to Recipient Stakeholders across CSRRP Activities	62
4.1.1. CSRRP Overall Work Bundling.....	62
4.1.2. Asset Type/Output Overall Construction Work CSRRP	66
4.1.3. Potential Contract Breaks for Work Packages CSRRP Contractuals for Grants to Local Governments	67
4.1.4. Stakeholders Receiving Overall CSRRP Assets.....	70
4.1.5. BMN Asset Transfer (Use and Transfer) Overall CSRRP Activities....	73
4.1.6. Linkage of Recipient Stakeholders with the form of Use/Transfer of Overall BMN/D CSRRP Assets	80
4.2. Map of Project Assets Linked to Recipient Stakeholders at Case Sites	82
4.2.1. Linkages between Assets in the Work Package.....	82



4.2.2.	Acquisition of BMN Assets in Case of Location	86
4.2.3.	Types of Assets and Costs of Acquisition of BMN resulting from CSRRP Activities in Location Cases	88
4.2.4.	Asset Grouping CSRRP BMN for Grants to Local Government	92
4.2.5.	Potential Breakdown of Contracts on Site Cases.....	92
4.2.6.	Identification of Recipient Stakeholders in the Case of Location	96
4.2.7.	Linkage of Asset Type with Authority and Handover Process Time of BMN Grants	98
4.2.8.	BMN Grant Status Progress.....	100
4.2.9.	BMD Asset Transfer (Use and Transfer).....	108
4.2.10.	Regional Capital Participation of Palu City to BUMD/PDAM Palu City.....	110
4.2.11.	Synchronization and Integration of Operational Handover Process and BMN Grants to Local Governments	112
4.2.12.	Transition Period of Handover Process	116
4.3.	Readiness of Local Government Capacity to receive, operate, maintain and develop the <i>transferred</i> asset in terms of resources, budget, knowledge etc.....	121
4.3.1.	Readiness of Palu City Government, BUMD and UPTD to Receive Assets	126
4.3.2.	Readiness of BUMD and UPTD to Manage Assets (Operate, Maintain and Develop)	130
4.3.3.	Readiness of Sigi Local Government, Offices and School Managers to Receive Assets	136
4.3.4.	Readiness of the Office and School Managers to Manage Assets (Operate, Maintain and Develop)	140
4.3.5.	Readiness of Donggala Local Government and Individuals to Receive Assets	145
4.3.6.	Readiness of Tompe Village Government and KPP ISL Partnership to Receive Assets	150
4.3.7.	Readiness of Individual WTB Residents and KPP-ISL Partnership to Manage Assets (Operate, Maintain and Develop).....	152
4.4.	CSRRP Asset Management Challenges.....	169
4.4.1.	Challenges of Asset Transfer Process (Temporary Use and Grant) for Project Managers.....	169
4.4.2.	Challenges to Local Government Readiness in Asset Management (Operating, Maintaining and Developing).....	172
4.4.3.	Community Participation Challenges (PPP) for Asset Management in Area/Satellite Shelters	173
4.4.4.	Affordability Challenge of Public Service Tariff/Retribution at Huntap Sites	177
4.5.	Recommendations to Local Government on Asset Management.....	179
4.5.1.	General Recommendations to All LGs.....	179
4.5.2.	Special Recommendations to LGs.....	180
4.6.	Follow-up plan to accelerate handover of outputs of the project.....	185



4.6.1. CPMU/PMU CSRRP	185
4.6.2. BPPW/Satker/PPK:.....	186
4.6.3. BP2P/Satker/PPK:	190
CHAPTER 5 CONCLUSIONS AND RECOMMENDATION	192
APPENDIX.....	194



LIST OF TABLES

Table 1.	Legal Basis for BMN/D Management.....	23
Table 2.	Definition, Management and Scope of BMN/D Management Based on Regulations.....	24
Table 3.	Types, Recognition and Acquisition Value of BMN Assets	26
Table 4.	Grouping and Coding of BMN Inventory to be Handed Over to the Community/Regional Government	29
Table 5.	Scope of BMN/D Management Based on Legislation	31
Table 6.	BMN/D Grant Mechanism Based on Legislation	36
Table 7.	Authorities and Responsibilities of BMN/D Managers Based on Regulations.....	40
Table 8.	Definition of BMN/D Recipient Stakeholders Based on Regulations	43
Table 9.	CSRRP Project Funding Components.....	47
Table 10.	Handover of Construction Work Results	51
Table 11.	Population of Final Recipients of Donated CSRRP Assets.....	58
Table 12.	Selected Case Study Samples	58
Table 13.	Study Variables and Indicators.....	59
Table 14.	CSRRP Construction Activity Programming.....	62
Table 15.	Progress Status of CSRRP Activities Contractual Package	64
Table 16.	Types of CSRRP Assets by BMN Classification	66
Table 17.	Potential Contract Breaks for CSRRP Activities Contractual Package Grants to Local Government	69
Table 18.	Summary of CSRRP-PUPR BMN Asset Final Recipients	71
Table 19.	Final Recipient of CSRRP BMN Usage method	80
Table 20.	Final Recipients by way of Use/Transfer.....	80
Table 21.	Work packages for the final recipient category of the 6 case sites	82
Table 22.	Status and Schedule of Activity Implementation Case Location.....	87
Table 23.	Identification of Asset Types in Each Category of Stakeholder Case Location.....	90
Table 24.	Classification and codefication of CSRRP BMN in the Location Case	92
Table 25.	Potential Contract Breakers in the Location Case	93
Table 26.	Need for Job Package Contract Splitting for CSRRP BMN Grants	94
Table 27.	Potential Contract Splitting of Work Packages for CSRRP BMN Grants	95
Table 28.	CSRRP Asset Beneficiaries at 6 Case Sites	98
Table 29.	Linkage of Authority and estimated time of BMN grant handover process to the Recipient Stakeholder.....	99
Table 30.	Progress Status of CSRRP-PUPR BMN Grant Implementation Case Location.....	105
Tabel 31.	Palu City Regional Regulation concerning Regional Capital Inclusion in BUMD	111
Table 32.	Accelerated Time to Manage Assets Through BASTO Against Grants.....	120
Table 33.	Table Summary of LG Readiness to Receive, Operate and Maintain Assets	123



Table 34. Institutional Readiness of Local Government, BUMD and UPTD to Receive Assets	126
Table 35. Readiness of Asset Handover for Local Government, BUMD and UPTD to Receive Assets	127
Table 36. Readiness of BUMD and UPTD to Operate, Maintain and Develop Assets	130
Table 37. Need for Perda/Perwal on Capital Participation to PDAMs	132
Table 38. Estimated Operational & Routine Maintenance Cost of SPAM IPA 2x30 LPD Poboya per month	133
Table 39. Estimated Operational Costs and Routine Maintenance of SPALDT Huntap Talise per year	135
Table 40. Institutional Readiness of Local Government, BUMD and UPTD to Receive Assets	137
Table 41. Readiness of Asset Handover for Local Government, BUMD and UPTD to Receive Assets	138
Table 42. Readiness of the Office and School Managers to Operate, Maintain and Develop Assets	140
Table 43. Beneficiaries of SMPN 19 Sigi	145
Table 44. Readiness of Local Government Institutions and Individuals to Receive Special Housing Assets Huntap Tompe	146
Table 45. Readiness of Asset Handover for Local Governments and Individuals to Receive the Special House Assets of Tompe Huntap	147
Table 46. Readiness of Village Government Institutional Aspects and KPP-ISL Partnership to Receive ISL Assets Tompe	150
Table 47. Readiness of Asset Handover for Village Government and KPP-ISL Partnership to Receive Tompe Village ISL Assets	152
Table 48. Readiness of Individual WTB Occupants and KPP-ISL Partnerships to Operate, Maintain and Develop Assets	152
Table 49. Settlement Infrastructure Management Options in Area/Satellite Shelters.....	176
Table 50. Expenditure Assumptions for Retribution/Service Fees	178
Table 51. Action Plan for Accelerating the Transfer of CSRRP-PUPR BMN Assets Category of BUMD Recipient (Poboya IPA SPAM).....	188
Table 52. Action Plan for Accelerating the Transfer of CSRRP-PUPR BMN Assets Category of UPTD Recipients (SPALDT Talise Huntap Assets)	189



LIST OF FIGURE

Figure 1. Asset Management Study Framework	22
Figure 2. BMN/BMD Management Cycle	31
Figure 3. Delegation of Authority of BMN/D Managers and Users	39
Figure 4. CSRRP Contractual Activity Implementation Process	51
Figure 5. Stages of Implementation of ISL CSRRP Activities at the Community/Village Level.....	54
Figure 6. Scope of CSRRP Asset Management Study	56
Figure 7. Flowchart of Sample Site Case Selection	57
Figure 8. Data Collection Method	61
Figure 9. Distribution Chart of CSRRP Activity Contract Packages & Costs	63
Figure 10. Distribution of CSRRP Activity Contract Packages & Costs for Grants to Local Government (34 Contractual Packages+1 ISL Package).....	64
Figure 11. Progress Status of CSRRP Activities (39 Contractual Packages)	65
Figure 12. BASTO Status of 39 CSRRP Contractual Activity Packages.....	65
Figure 13. BASTO Status of CSRRP Contractual Activity Package for Grant to Local Government.....	65
Figure 14. Illustration of Contract Split for CSRRP BMN Transfer to Local Government.....	68
Figure 15. Flowchart of CSRRP Contract Breakdown for BMN Grants to Local Government.....	69
Figure 16. Form of Use and Transfer of BMN/D	73
Figure 17. Stages and Timeline of CSRRP-PUPR BMN Grant Handover Process	76
Figure 18. CSRRP BMN Transfer Pattern to Local Government (BASTO & GRANT).....	77
Figure 19. Mechanism of BPM Provision to ISL-CSRRP CSOs	79
Figure 20. Categories of CSRRP BMD Asset Recipients (Use, Transfer).....	81
Figure 21. Service Scheme of IPA 2x30 LPD Poboya, SPAM Huntap Tondo-1, Huntap Tondo-2 and Huntap Talise	85
Figure 22. Process Diagram of Operational Handover of Settlement Infrastructure Assets/Fasdiksar (TPS-3R Sigi).....	106
Figure 23. Diagram of the Process of Operational Handover of Assets of Special Houses for Huntap Tompe, Donggala Regency	107
Figure 24. Development of BASTO Mechanism to Local Government	108
Figure 25. Illustration of Transfer and Use of BMD	110
Figure 26. Synchronization and Integration of Operational Handover Process, BMN Grant to Palu City Local Government and Regional Capital Participation to PDAM Palu City	113
Figure 27. Synchronization and Integration of Operational Handover Process and BMN Grant of SPALD-T Huntap Talise to Palu City Local Government	114
Figure 28. Synchronization and Integration of the Operational Handover Process and BMN Grants for Special Houses Huntap Tompe to the Local Government / WTB Occupants	115



Figure 29. Illustration of the Challenge of the Transition Period of the Handover Process.....	117
Figure 30. BASTO's Strategy to Meet the Challenges of the Type-1 Handover Process Transition Period.....	118
Figure 31. BASTO's Strategy to Meet the Challenges of the Handover Process Transition Period, Type-2	119
Figure 32. Illustration of Readiness of Local Government Capacity Related to Timing of Activities to Receive, Maintain, Operate and Develop Assets Category of Recipients BUMD and UPTD	129
Figure 33. Illustration of the Readiness of Local Government Capacity Related to the Timing of Activities to Receive, Maintain, Operate and Develop Assets Category of Office Recipients and School Managers	139
Figure 34. Allocation of Funds for TPS3R Management of Pombewe Huntap	143
Figure 35. Regular BOSP Activity & Budget Plan (RKAS) SMPN 19 Sigi 2024.....	144
Figure 36. Illustration of Readiness of Local Government Capacity Related to Timing of Activities to Receive, Maintain, Operate and Develop Assets Category of Individual Recipients	149
Figure 37. Milestone for the Integration of Shelter Provision & Preparation of Tompe Shelter Occupancy in Donggala Regency	157
Figure 38. Village Government Partnership with KPP in O&M Management of Village Assets.....	167
Figure 39. Potential Completion of BASTO Packages to be Granted to Local Government.....	171



LIST OF ABBREVIATIONS

APBD	:	Regional Revenue and Expenditure Budget
APBN	:	National Budget
BAST	:	Minutes of Hand Over
BASTO	:	Minutes of Operational Handover
BMD	:	Regional Property
BMDes	:	Village Property
BMN	:	State Property
BP2JK	:	Construction Services Procurement Implementation Center
BP2P	:	Implementation Center for Housing Provision
BPM	:	Government Assistance for the Community
BPPW	:	Regional Settlement Infrastructure Center
BUMD	:	Village-Owned Enterprises
CPMU	:	Central Project Management Unit
CSRRP	:	Central Sulawesi Rehabilitation and Reconstruction Project
DED	:	Detailed Engineering Design
DGHS	:	Directorate General of Human Settlements
DIPA	:	List of Budget Implementation Forms
DPKP	:	Housing and Settlement Area Office
DPRP	:	Spatial Planning and Land Agency
DPU	:	Public Works Department
EROM	:	Emergency Response Operations Manual
ESC	:	Evaluation and Study Consultant
FHO	:	Final Hand Over
HUNTAP	:	Permanent Residence
IPA	:	Water Treatment Plant
ISL	:	Local Scale Infrastructure
K/L	:	Ministries/Institutions
KPA/KPB	:	Budget User Power/Property User Power
KPI	:	Key Performance Indicators
LTO	:	User and Maintenance Group
KSM	:	Self-help Group
LAP	:	Land Acquisition Plan
LARAP	:	Land Acquisition and Relocation Action Plan
LPD	:	Liters Per Second
MAK	:	Expenditure Budget Items
NMC	:	National Management Consultant
NSUP	:	National Slum Upgrading Project
NSUP-CERC	:	National Slum Upgrading Project-Contingency Emergency Response Component
OSP	:	Oversight Service Provider
O&P	:	Operational and Maintenance
OMS	:	Local Community Organizations
PAD	:	Project Appraisal Document
PBG	:	Building Approval



PDAM	:	Local Water Company
PDO	:	Projects Development Objective
PERMEN	:	Ministerial Regulation
PHO	:	Provisional Hand Over
PIU	:	Project Implementation Unit
PJU	:	Public Street Lighting
PKP	:	Housing and Settlement Areas
PMC	:	Project Management Consultant
PMD/PMPD	:	Regional Capital Inclusion/Regional Government Capital Inclusion
PMK	:	Minister of Finance Regulation
PMU	:	Project Management Unit
PSP	:	Determination of Usage Status
POM	:	Project Operational Manual
POS	:	Standard Operating Procedure
PP	:	Government Regulations
PPK	:	Commitment Maker Official
PUPR	:	Public Works and Housing
RAB	:	Cost Budget Plan
RAP	:	Relocation Action Plan
RISHA	:	Healthy Simple Instant Home
RPJMD	:	Regional Medium-Term Development Plan
RPJMN	:	National Medium-Term Development Plan
RPP	:	Settlement Arrangement Plan
RT	:	Neighborhood
RTH	:	Green Open Space
RTP	:	Public Open Space
RTRW	:	Spatial and Regional Plan
RW	:	Neighborhood
SETDA	:	Regional Secretariat
SITABA	:	Disaster Response System
SK	:	Decree/Decree
SKPD	:	Regional Work Units
SLF	:	Functional Eligibility Certificate
SPALD-T	:	Domestic-Integrated Wastewater Management System
SPAM	:	Water Management System
SR	:	Housing Connection
TMC	:	Technical Management Consultant
TPS-3R	:	Waste Management Site-3R
UPT/D	:	Technical Implementation Unit/Department
WB	:	World Bank
WTB	:	Residents Affected by Disaster



EXECUTIVE SUMMARY

A 7.4 magnitude earthquake with a depth of 10 km north of Palu City, Central Sulawesi Province, followed by a tsunami and liquefaction in several areas on September 28, 2018, displaced more than 50,000 people. The disaster caused damage to significant infrastructure and thousands of public and social facilities in Palu City and surrounding regencies. Based on Presidential Instruction No. 10/2018 on the Acceleration of Rehabilitation and Reconstruction after the Earthquake and Tsunami Disaster in Central Sulawesi Province and Other Affected Areas, the Ministry of Public Works and Public Housing (PUPR) is responsible for, among others, carrying out rehabilitation and reconstruction of education, health, economic support, and basic infrastructure facilities; supervising the implementation of rehabilitation and reconstruction of the facilities above; and assisting and supervising the construction of earthquake-resistant housing carried out under self-help schemes by the community or contractually.

CSRRP is part of the *Indonesia Disaster Resilience and Reconstruction (IDRAR)* program that aims to rebuild and increase the resilience of selected areas in Indonesia that are affected by disasters, have high risks, and are centers of economic development. CSRRP builds the foundation of the disaster management system in terms of systematic provision of infrastructure, especially housing and public facilities. One of the CSRRP policies is to *resettle/relocate* disaster-affected residents by constructing approximately 7,000 earthquake-resistant houses in resettlement/relocation locations (new locations). The Ministry of PUPR through CSRRP provides permanent housing (*hunian tetap*) and settlement infrastructure that is resilient, decent and safe in Palu City, Donggala Regency, and Sigi Regency, totaling 3,880 and Rehab Recon Public Facilities.

This Asset Management Study asks the following 4 (four) key questions: 1) How does the project asset map relate to the recipient stakeholders? 2). What is the readiness of the local government's capacity to receive, operate, maintain and develop the transferred asset in terms of resources, budget, knowledge etc.; 3). What are the recommendations to the local government regarding asset management? and 4). What is the follow-up plan to accelerate the project's handover of outputs?

From the review of 6 (six) case locations, this study found:

1. Asset acquisition through the implementation of post-disaster rehabilitation and reconstruction in Central Sulawesi Province under the CSRRP-PUPR project is implemented in 2 (two) categories of fund allocation. In the case of the selected study location, the two categories are represented, namely:
 - a. Category 1, contractual funding for the shelter construction component and settlement infrastructure [Individual Recipient for Tompe Special Housing Assets; BUMD Recipient for SPAM IPA cap. 2x30 LPD Poboya; UPTD Recipient for SPALD-T Huntap Talise Asset, Dinas Recipient for TPS-3R Pombewe Sigi Asset] and public facility construction components [School Manager Recipient for SMPN 19 Sigi Fasdiksar Asset];



- b. category 2, as a government grant for community-based activities implemented by community self-management [KPP Partnership Recipient for Neighborhood Scale Infrastructure (ISL) in Tompe Village].
2. Based on statutory provisions, the form of Use and Transfer of BMN that has been / will be applied to BMN / PUPR (CSRRP):
 - a. There are three forms of BMN use and 1 form of alienation, including Determination of Use Status (PSP); Transfer of BMN Use Status to K / L; Temporary Use of BMN and alienation in the form of Grants for BMN which were initially intended to be handed over to local governments/communities.
 - b. While the form of Use and Transfer for BMD to End Users after the handover of BMN grants into BMD, there are 1 form of use and 2 forms of alienation, including: PSP BMD at SKPD/Dinas/UPT Users, including PSP BMD/BMDs for the results of ISL activities and alienation in the form of (1). BMD grants to Individual WTB Residents of Huntap, including Private School Foundations and (2). Capital Participation of Regional Government to BUMD;
3. For 4,308 CSRRP activities/assets that will be donated to the Local Government/community with 28 parties/institutions as final recipients of BMD assets. From this, it can be grouped into 6 BMD Asset Final-Recipient Categories based on the type of recipient institution, namely 1). BUMD; 2). UPT/UPTD; 3). SKPD/Dinas, 4). School Managers Assisted by Dikbud, including Private Foundations of Educational Institutions 5). Community (Individual WTB Occupants), and 6). ISL-CSRRP KPP. These six categories represent all forms of BMD use and alienation. The status of asset ownership in the PSP is BMD and SKPD/Dinas/UPTD as Users, while the ownership and use of assets in the form of Grants and Regional Capital Participation will transfer to the final recipient;
4. Asset linkages between work packages can lead to interdependencies for asset operations and/or influence recipient stakeholders to utilize built assets. The implications of these conditions can be seen in several case locations (from field visits as of March-April 2024) in:
 - o School Management recipient category: SMPN 19 Sigi, which has been PHO as of December 2023 (Fasdiksar package) but has not been immediately operated for learning activities because the furniture is not yet available in the Fasdiksar 2A package;
 - o Individual recipient category: Huntap Tompe Special House (through package 2A) which has been completed as of December 2022, some Huntap residents who received the house have not yet begun to occupy it because they are waiting for the availability of settlement infrastructure (in Huntap package 2F);
 - o BUMD recipient category: During the SPAM trial period, although Raw Water can be supplied temporarily (through the EARR-ADB package) and the service unit at Talise/Tondo-2 Huntap can function, the water provided has not been treated at the



- IPA Unit according to clean water/drinking quality standards (Raw Water Supply and Network can function but IPA cannot operate / construction process);
5. Construction implementation of CSRRP asset procurement has started since 2022. Asset acquisition at the case sites shows that some assets have been acquired and some are still in the construction process, namely:
 - For 3 location cases, physical completion and PHO have been carried out, namely: the category of individual recipients for the Tompe Donggala Huntap Special House [Huntap 2A package (288 units)], the category of SKPD / Agency recipients for TPS-3R Sigi Regency [TPS3R Optimization package Sigi Regency and Palu City] and the category of School Management recipients for SMPN 19 Sigi Building [Fasdiksar package], except for the Provision of Furniture which is still in process [Fasdiksar 2A package]. Only the SKPD / Department recipient category for TPS-3R Sigi Regency has been fully acquired (completed FHO);
 - For 3 other location cases, the construction process is still ongoing, namely: a. BUMD recipient category for SPAM IPA 2x30LPD Poboya Palu including related package activities: EARR-ADB Raw Water Unit]; SPAM Tondo-2 Huntap Service Unit; with a target completion date of October 2024 for SPAM IPA Poboya and September for SPAM Tondo-2. b). UPTD recipient category for SPALD-T Huntap Talise Palu with a target completion of August 2024; c). KPP Partnership Recipient category for Tompe Village ISL Activity with a target completion date of August 2024.
 6. From the timeline of the implementation of the asset provision contract in the case of the location, it can be obtained that the provision of assets until ready for operation/utilization (PHO) takes a time that varies between 9-24 months, namely: a). For the five categories of recipients whose assets were provided contractually through Service Providers, it took an average of 16.5 months, with the earliest being nine months in the category of Dinas recipients for the provision of TPS-3R Sigi and School Manager recipients for the provision of Fasdiksar while the longest was between 21-24 months in the category of BUMD recipients for the provision of SPAM IPA 2x30 LPD Poboya, and the category of UPTD recipients for the provision of SPALD-T Huntap Talise while the category of Individual recipients for the provision of Huntap Special Houses took around 17 months; and b). The KPP Partnership recipient category for ISL activities through CSOs/communities took an average of 7 months per year.
 7. Following the provisions of BMN management legislation, two authorities for BMN Grant Approval are in the User [Ministry of PUPR] for BMN, "which from the beginning of its procurement is intended to be granted to the Regional Government/community", namely for BMN with an Acquisition Value of < 10 billion is the authority of BMN Users while for BMN with an Acquisition value of > 10 billion requires Presidential Approval through the BMN Manager. CSRRP-PUPR BMN Grants which are Goods "which from the beginning of their procurement are intended to be donated to the Regional Government/community" can be implemented without requiring Grant Approval from the House of Representatives and PSP by PUPR;



8. As a strategy for the transition period of asset transfer with the needs of asset services by users and/or to accelerate the utilization/operation and management of assets by the final recipient stakeholders, PUPR (BPPW / BP2P) as the development organizer applies the strategy of Temporary Use of BMN through BASTO of built assets to the Regional Government until the asset is granted (asset status is still BMN). Through this BASTO, the authority is transferred to the Regional Government / Recipient to utilize and manage O & M of the built assets. With BASTO (and assistance to the Regional Government / Community), it can accelerate the utilization and management process by SKPD / UPTD following their duties and functions and/or the Community / WTB Occupants of Shelter Houses to carry out the utilization and management of O & P assets;
9. The readiness of Local Government capacity to receive, operate, maintain and develop assets is generally as follows:

1).BUMD recipient category (SPAM IPA 2x30 LPD Poboya assets)

Readiness to Receive:

- In the institutional/regulatory aspect, BUMD-PDAM is ready to receive assets. This can be seen from the existence of organizational regulations that are already available, already have an organizational structure and tupoksi as a legal basis for managing assets, but for the assets of SPAM IPA Poboya which will be PMPD Palu City to PDAM Palu City, the Regional Government needs to make adjustments to Regional Regulation No. 10 of 2022 concerning PMPD to BUMD related to the form of capital participation for goods/assets and Perwal for its implementation.
- In the aspect of Asset Handover, the Palu City Government is not fully prepared to accept the assets of the Poboya IPA SPAM, this can be seen from the activities that have generally not been completed because it is related to the time where the asset provision process has not been completed (still in the construction process by PUPR) so that the handover activities by PUPR either through BASTO or BMN Grants have not yet begun;

Manage Readiness (Operate, Maintain and Develop)

- BUMD-PDAM of Palu City is not fully ready to manage the assets of SPAM IPA Poboya. In addition to the existing institutional readiness, the readiness of the new BUMD-PDAM can be seen from the availability of existing human resources and human resource capacity, but the availability of budget is not yet available and requires recruitment of additional human resources and capacity building, especially SCADA System Operators;

2).UPTD recipient category (SPALD-T Huntap Talise Asset)

Readiness to Receive:

- In the institutional/regulatory aspect, the UPTD Wastewater Treatment Unit is not yet fully ready to receive assets because although the institution/organization already exists, it still needs strengthening in the UPTD Organizational Structure and Tupoksi, including recruitment of human resource managers;
- In the aspect of Asset Handover, the Palu City Government is not fully prepared to receive SPALDT assets, this can be seen from the activities that are generally not



yet completed due to time-related where the asset provision process has not been completed (still in the construction process by PUPR) so that the handover activities by PUPR either through BASTO or BMN Grants have not yet begun.

Manage Readiness (Operate, Maintain and Develop)

- The UPTD of Wastewater Treatment of Palu City is not yet fully prepared to manage the SPALD-T assets of Talise Huntap. UPTD readiness is only available institutionally as described earlier, but human resources and budget for SPALDT Management are not yet available;

3).Service recipient category (TPS-3R Sigi Asset):

Readiness to Receive:

- In the institutional/regulatory aspect, DLH Sigi is ready to receive assets. This can be seen from the existence of an organization that is already available, has an organizational structure and tupoksi as a legal basis for managing assets, however for the nomenclature of TPS-3R Management in the future, the Sigi Regional Government needs to make adjustments to Regional Regulation No. 9 of 2013 concerning Management of Household Waste and Waste Similar to Household Waste;
- Readiness in the asset handover aspect, the Sigi local government [Cq. DLH Sigi] is ready to receive the TPS-3R assets, this can be seen from the activities that have generally been completed, especially through the TPS-3R BASTO process, including the TPS-3R operation.

Manage Readiness (Operate, Maintain and Develop)

- Dinas-DLH Sigi has carried out asset management of TPS-3R Huntap Pombewe. In addition to institutional readiness, the readiness of the Sigi Environment Agency is also evident from the availability of the available budget, human resources and human resource capacity;

4).School Management recipient category (SMPN 19 Sigi Asset):

Readiness to Receive:

- On the institutional/regulatory aspect, the Sigi local government [Cq. Dinas Dikbud and School Managers] is ready to receive assets. This can be seen from the existence of an organization that is already available, has an organizational structure and tupoksi as a legal basis for managing assets;
- Regarding asset handover, the Sigi local government [cq. Department of Education and Culture and School Management] is ready to receive the SMPN 19 Sigi building assets, this can be seen from the activities that have generally been completed and/or are in the BASTO process.

Manage Readiness (Operate, Maintain and Develop)

- The School Manager of SMPN 19 Sigi is ready to manage the building assets of SMPN 19 Sigi. In addition to institutional readiness [Dinas-Dikbud and SMPN 19 Sigi School Manager], Readiness is also evident from the availability of Budget, Human Resources and Human Resources Capacity that have been available in the existing SMPN 19 Sigi School Manager;



5). Individual recipient category-WTB Occupant (Special Post-Disaster House Assets Huntap Tompe):

Readiness to Receive:

- In the institutional/regulatory aspect, the Dinas Perkimtan is ready to receive assets. This can be seen from the existence of an organization that is already available, has an organizational structure, and has tupoksi as a legal basis for receiving assets. Likewise, with the readiness of individual WTB residents has been facilitated and determined by the Donggala Regional Government.
- Regarding asset handover, the local government is ready to receive assets. This can be seen from the preparation activities for the handover of assets, which have generally been completed, including the WTB residents who have lived in the Tompe Special House.

Manage Readiness (Operate, Maintain and Develop)

- Individuals-WTB Residents have carried out asset management of the Tompe Post-Disaster Huntap Special House.
- The management of the Post-Disaster Special House is the responsibility of each of the PAPs who are recipients of the KPP-ISL Partnership (ISL Assets of Tompe Village):

6). KPP-ISL Partnership recipient category (ISL/Drainage Assets, Roads and appurtenant buildings Tompe Village):

Readiness to Receive:

- In the institutional/regulatory aspect, the Tompe Village Government is ready to receive assets. This can be seen from an existing organization with an organizational structure and duties and functions as a legal basis for receiving assets. Likewise, the readiness of the ISL KPP has been facilitated and established by the Tompe Village Government. However, the readiness of the ISL KPP still requires strengthening both in terms of its organizational structure and main tasks and functions.
- In terms of asset handover, the Tompe Village Government was not fully prepared to receive the assets. This can be seen from asset handover activities, which are generally not fully completed due to the timing of the handover process carried out by the Satker/BPPW and/or because ISL construction has not yet been completed.

Manage Readiness (Operate, Maintain and Develop)

- The KPP-ISL partnership is not yet fully prepared to manage the assets resulting from the Tompe Village ISL activities (Drainage and Neighborhood Roads including complementary buildings such as plug plates). This is evident from the fact that in addition to the institutional aspect, there is also no budget and/or joint rules that support the agreed KPP financing, including the certainty of the management human resources and the plan to develop the capacity of the management human resources that has not been implemented.

The dominant Key Factors for Readiness to Receive and Manage O&P in the Case Sites indicate that they are more ready because BASTO has been conducted and the Local Government facilitated, and/or will potentially be more ready because asset management is already underway in the existing public facilities;



10. From the readiness of the capacity of the Local Government, there are several recommendations to the Local Government regarding Asset Management, namely:

- a. BUMD and UPTD [Cq. Dinas PU Kota Palu] recipient categories for (IPA Poboya and SPALDT Huntap Talise):
 - 1). Facilitate the process of Revising Palu City Regional Regulation No. 10 of 2022 concerning Regional Capital Participation to BUMDs, Facilitate the process of Revising Palu City Regional Regulation No. 8 of 2023 concerning Management and Utilization of Regional Capital Participation to Perumda Avo, as an implementing regulation of the new regional regulation above. In addition to capital participation in the form of goods, it is necessary to consider the need for funds for human resources, activities and strengthening the capacity of human resources for O & P management by Perumda Avo;
 - 2). Ensure Perumda Avo and UPTD recruit personnel as needed and develop their capacity;
 - 3). Facilitate financial support for O & M management from the Regional Government to both PDAM and UPTD Wastewater Treatment. This is considering that the Operation and Management of SPAM IPA Poboya and SPALD-T Huntap Talise, requires initial costs for operating activities and will not be directly followed by the application of customer tariffs as experienced in the provision of Drinking Water by PDAM in Huntap Tondo-1 and/or SPALD-T Huntap Duyu Area, Palu City;
 - 4). Especially for Poboya IPA SPAM: After BASTO Management & Utilization from BPPW to Local Government, it is necessary to facilitate BASTO BMN from Local Government to PDAM which is known/approved by BPPW;
 - 5). Especially for SPALD-T: With the additional workload for SPALDT Management, functional personnel for SPALD-T Services are needed to carry out SPALD-T Management (SR Services; b. Collection Network; c. IPALDT Processing) and review the Tupoksi of UPTD Personnel to add the scope of SPALDT Management of settlements with the scope of operational, maintenance and development activities starting from the service unit, collection and processing at IPALDT;
- b. Service recipient category (TPS3R Huntap Pombewe) and School Manager (SMPN 19 Sigi):

Sigi Regional Regulation No. 9 of 2013 concerning Household Waste Management is not fully in line with the promulgation of Minister of Public Works No. 03/PRT/M/2013 concerning the Implementation of Waste Infrastructure and Facilities, and can be considered no longer following the development of the current situation and conditions of Sigi Regency with the presence of TPS-3R so that adjustments are needed for TPS3R legal certainty, including TPS-3R nomenclature and the obligation to provide facilities and infrastructure and the implementation of waste management activities at TPS-3R.
- c. KPP ISL Partnership recipient category (Tompe Village ISL): Need Support for Partnership Agreement Letter between Village Government and KPP in order to manage O&M of Village assets by KPP;



11. From the process of providing BMN assets, preparing BMN grant administration and the readiness of the Local Government to Receive, Operate, Maintain and Develop CSRRP Assets to be received by the Local Government, there is a proposed action plan, especially for BPPW Central Sulawesi to accelerate the handover of activity results, among others:

- 1). Involving the Ministry of Home Affairs in order to accelerate the readiness of Local Governments to receive and manage CSRRP-PUPR Assets as stipulated in Presidential Instruction 8 of 2022 concerning the Completion of Post-Earthquake Reha-Reconstruction, the Ministry of Home Affairs is mandated to, among others: provide guidance in the form of facilitation and consultation to Local Governments in order to accelerate the process of transferring and receiving BMN from K/L to Local Governments and readiness for management by Local Governments:

Category of Recipients BUMD (SPAM IPA 2x30 LPD Poboya Palu City) and UPTD (SPALDT Huntap Talise Palu City):

- 2). In order to accelerate the fulfillment of the completeness of asset acquisition documents from the Satker / PPK of the Development Implementing Sector to be submitted to the BPPW BMN Manager immediately after PHO (stipulated in the SSKK Contract no later than 1 month after PHO), the Sector PPK through the CSRRP Consultant (PMC and TMC-1 Supervision) should ensure that the Contractor provides *As built drawing* documents, documentation, Operation and Maintenance Manuals, etc. so that they can be used for Inspection materials with the Local Government earlier;
- 3). To build an initial understanding with the Local Government on the assets to be handed over as well as to facilitate early preparation of the Local Government to develop a management plan for the assets to be received, it is necessary to convey information / initial socialization/workshop from the Project / BPPW to the Asset Recipient Local Government, including beneficiary stakeholders such as Tadulako University and Central Sulawesi Regional Police so that it does not become a burden for the Local Government / Water Utility in the future;
- 4). The BASTO activity process is almost entirely a BMN grant administration preparation activity. BASTO preparation needs to be synchronized and carried out in an integrated manner with the BMN Grant process by involving the BPPW BMN Team to accelerate the preparation of grant administration. BASTO can accelerate asset utilization before BMN grants are implemented.
- 5). During the period of asset maintenance by the Provider (BASTO period), it is necessary to facilitate the Service Provider to Synchronize/Coordinate the Maintenance Work Program by the Contractor with O&P Activities by PDAM/UPTD Wastewater Treatment;

KPP ISL Partnership recipient category (Tompe Village ISL):

- 6). To hand over the goods/assets resulting from ISL activities to the Regency/City or Village Government, identification needs to be carried out in the form of Asset Type Mapping, Scale of Service, Handling Authority including initial ownership. This



process requires the support of PPK through the ISL Facilitator, so that the handover process is more effective directly to the Local or Village Government;

- 7). The entire Tompe Village ISL was a Village asset prior to the CSRRP intervention, so it is recommended that the post-construction asset handover be made to the Village Government. Furthermore, the Village Government handed over the management to KPP with a partnership agreement between the Village Government and KPP;
- 8). It is necessary to socialize and strengthen the Village Government regarding the role of the KPP, considering that there are similar tasks with the duties of the Village apparatus in Village Asset Management;



CHAPTER 1 INTRODUCTION

1.1. Background

The 7.4 magnitude earthquake with a depth of 10 km centered north of Palu City on September 28, 2018, has paralyzed community activities with damaged economic and social supporting infrastructure in Palu and surrounding districts, Sigi and Donggala.

A quick count conducted by the National Disaster Management Agency (BNPB) predicts total damage of more than 18 trillion rupiah, including houses, public facilities, roads and bridges, irrigation systems, drinking water, and wastewater, as well as electricity and communication networks.

The Government of Indonesia has committed to implementing the Central Sulawesi Rehabilitation and Reconstruction Project (CSRRP) to deliver a recovery program in Central Sulawesi and provide assistance in the form of rehabilitation, reconstruction, and mitigate potential community and economic losses resulting from future earthquakes and other disaster events by improving the quality of public facilities and residential settlements in Palu, Donggala, and Sigi. The project consists of three components: (1) Resilient Construction of Permanent Housing Units and Settlement Infrastructure, (2) Resilient Reconstruction and Strengthening of Public Facilities, and (3) Project Implementation Support.

In Indonesia's highly decentralized governance structure, local governments are responsible for service provision. However, there are still gaps between local governments, especially in disaster management.

The implementation of CSRRP resulted in several infrastructure activities being built, types of built infrastructure such as the provision of huntap and settlement infrastructure and public infrastructure. In general, this study will look at the process of grant implementation and asset management of infrastructure activities that have been built.

1.2. Purpose and Objectives of the Study

The purpose of this study is to provide lessons for the Indonesian government in terms of asset handover and management.

The study objectives were to look at asset transfer practices from the Ministry of Public Works and Housing (MPWH) to local governments or user agencies, asset management by local governments and user agencies, and identify asset transfer and management issues. This study is relevant to project sustainability issues. The study will also assess the capacity of local governments to receive project assets, evaluate asset management for permanent housing and settlement infrastructure, and public facilities and buildings.

The objectives of this study will be achieved through the following specific objectives:

1. Mapping project assets about receiving stakeholders.

2. Assess/study the capacity of the local government to receive, operate, maintain and develop the transferred the asset in terms of resources, budget, know-how etc.
3. Provide recommendations to local governments on asset management.
4. Propose an action plan to accelerate the handover of the project's outputs.

1.3. Study Question

This study is expected to answer the following key questions:

1. How is the mapping of the project assets related to the receiver stakeholder?
2. How is the capacity of the local government to receive, operate, maintain, and develop the transferred the assets in terms of resource, budget, knowledge, etc?
3. How is the the recommendation to the local government regarding the assets management?
4. What is the action plan to accelerate the handover outputs of the project?

1.4. Objectives and Outputs

The Asset Management Study activities target the availability of data and information related to the process and mechanism of handover and management of CSRRP assets.

The outputs of this study include:

1. Map project assets about recipient stakeholders.
2. An overview of the readiness of the local government's capacity to receive, operate, maintain and develop the transferred asset in terms of resources, budget, knowledge and others.
3. Recommendations to local government on asset management.
4. Follow-up plan to accelerate handover of outputs of the project.

1.5. Activity Stages

The stages of the Asset Management study activities are as follows:

1. Document review, secondary data analysis and meetings. At the end of this process, ESC will identify information gaps and areas to focus on in the field work.
2. Methodology preparation: Prepare the methodology to be applied for the on-site case study, including justification of the study/case location and data collection methods.
3. Field data collection. Data was collected through in-depth interviews, *focus group discussions* (FGDs) and observation.
4. Debriefing/mini-workshop. Immediately after the field data collection is completed, the entire study team (from the team leader to the field researchers) will meet to discuss the preliminary findings. The Local Government, the Ministry of PUPR, and the World Bank team will attend this meeting. The outputs of this workshop include: draft site/case report, field findings, outline of the site/case study report and a schedule of further activities.
5. Data analysis and preparation of draft report. At this stage, the ESC team analyzes all site/case reports and prepares a draft report.



6. Presentation and submission of draft report to PMU, World Bank team, and other relevant agencies.

1.6. Study Framework and Expected Outputs

The study implementation framework was developed based on the expected results of this study following the study objectives, key questions, and stages of study activities presented in the ESC TOR. The study framework is presented in the following diagram.

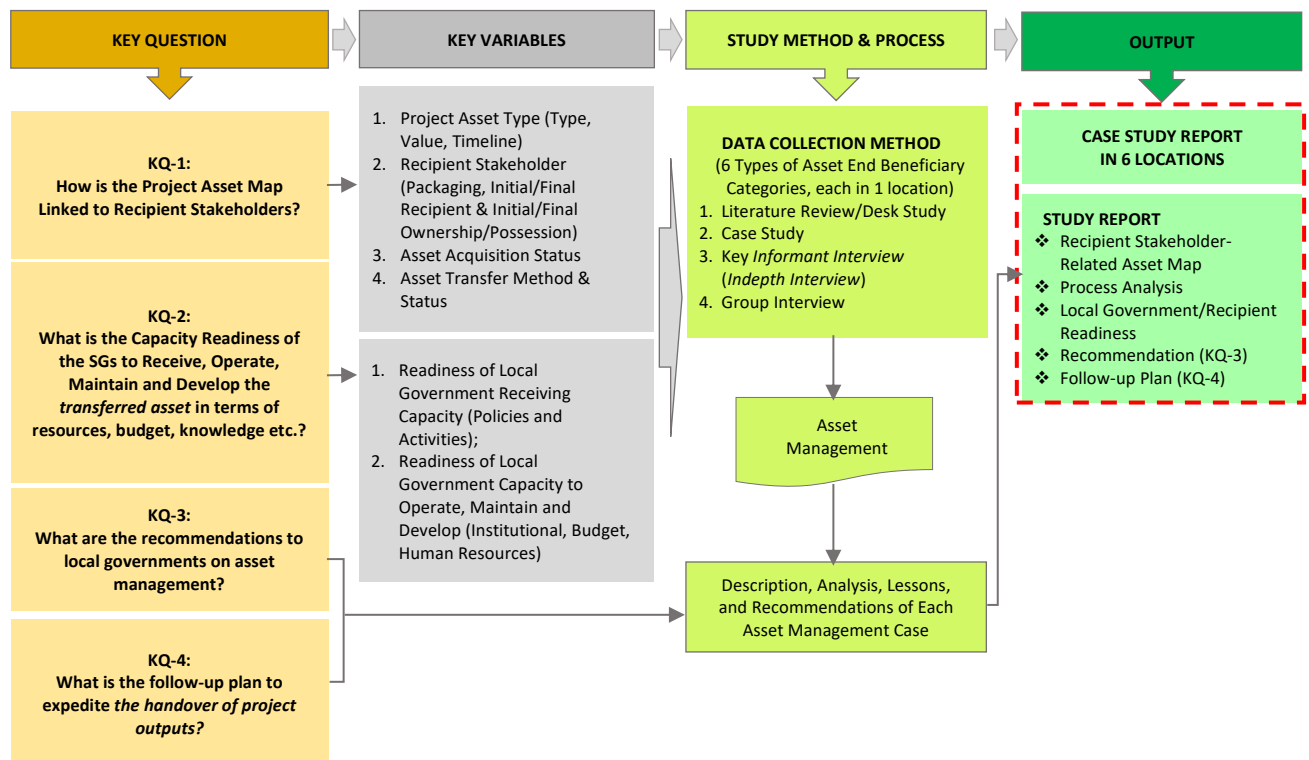


Figure 1. Asset Management Study Framework

1.7. Study Limitations

The validity of the TSAM results is highly dependent on the completeness of the Project Implementation documents, including post-construction activities provided by the project implementer. Until the end of the study activities, Asset Procurement was still ongoing for Poboya IPA; Talise SPALD-T; Tompe Village ISL; Physical completion (PHO): TPS-3R; SMPN 19 Sigi; Huntap Tompe, but not yet (FHO), none have been Completed Grants, the SITABA website/SIM has not yet been completed so that the documents that are the source of data in this TSAM activity come from several sources and are very likely to be incomplete or have field changes/adjustments, especially for Contract document and post-construction which will ultimately affect the TSAM results. Key Informant Interviews in March-April 2024 are very likely also currently experiencing developments along with information on the development of construction implementation and post-construction activities. The data cutoff for this report is June 30, 2024.

CHAPTER 2 LITERATURE REVIEW

BMN/D Asset Management has been regulated in legislation ranging from Laws, Government Regulations, Minister of Finance Regulations, Permen PUPR (for BMN in PUPR) and Permendagri (for BMD). These regulations regulate the definition of BMN/D asset management, the scope of management, and institutions, which will be described below. The types of laws and regulations regarding BMN/D management are presented in the following table.

Table 1. Legal Basis for BMN/D Management

BMN Management in PUPR	BMN Management in the Ministry of Finance (LAW, PP, PMK)	BMD Management at the Ministry of Home Affairs
<ul style="list-style-type: none"> - PUPR Regulation No. 28/PRT/M/2019 concerning BMN Management in the Ministry of PUPR; - PUPR Regulation No. 5/PRT/M/2020 concerning the Transfer of State Property; - PUPR Ministerial Decree Number 75/KPTS/M/2020 concerning Delegation of Authority and Responsibility in BMN Management at the Ministry of PUPR - SE PUPR No. 01/SE/M/2016 Regarding Accrual-Based Accounting Policy in Financial Reporting and BMN in PUPR 	<ul style="list-style-type: none"> - Law 17 of 2003 on State Finance; - Law Number 1 Year 2004 on State Treasury; - Government Regulation 71 Year 2010 concerning SAP; - PP 28 of 2020 concerning Amendments to PP 27 of 2014 concerning BMN/D Management; - Perpres 16 of 2018 concerning the procurement of government barjas, Jo Perpres 12 Th 2021; - PMK No.29/PMK.06/2010 concerning Classification and Codification of State Property; - PMK No. 04/PMK.06/2015 on Delegation of Certain Authority and Responsibility from Goods Manager to Goods User; - PMK.181/PMK.06/2016 concerning BMN Administration; - PMK Number 83/PMK.06/2016 of 2016 concerning Procedures for the Implementation of Destruction and Elimination of State Property; - PMK Number 115/PMK.06/2020 of 2020 concerning Utilization of State Property; - PMK Number 153/PMK.06/2021 of 2021 concerning State Property Needs Planning; - PMK 165/PMK.06/2021 concerning Amendments to PMK 111/PMK.06/2016 concerning Procedures for Implementing the Transfer of BMN; - PMK 40/PMK.06/2024 Jo PMK 246/PMK.06/2014 regarding Procedures for Implementing the Use of BMN; 	<ul style="list-style-type: none"> - Permendagri No. 19 of 2016 concerning BMD Management Guidelines; - Permendagri No.1 Year 2016 on Village Asset Management; - Permendagri No.47 of 2021 concerning Procedures for Implementing BMD Bookkeeping, Inventory, and Reporting;



The definition of BMN/D, Management and its scope refers to the provisions in 2 laws and regulations, namely according to PP 27 of 2014 Jo PP 28 of 2020 concerning BMN/D Management and Permendagri No. 19 of 2016 concerning BMD Management Guidelines as presented in the following table.

Table 2. Definition, Management and Scope of BMN/D Management Based on Regulations

Aspects	BMN Management According to PP 27 of 2014 Jo PP 28 of 2020 concerning BMN/D Management	BMD Management According to Permendagri No. 19 of 2016 concerning BMD Management Guidelines
Limitation of BMN/D Definition	State Property (BMN) is all goods purchased or obtained at the expense of the State Budget or derived from other legal acquisitions.	Regional Property (BMD) is all goods purchased or obtained at the expense of the APBD or derived from other legal acquisitions.
Limitation of Definition of BMN/D Management	There is no explicit definition, only presents the scope of BMN/D Management which includes: planning needs and budgeting, procurement, use, utilization, security and maintenance, valuation, elimination, alienation, administration, guidance, supervision and control.	BMD management is an overall activity that includes planning needs and budgeting, procurement, use, utilization, security and maintenance, valuation, alienation, destruction, elimination, administration and guidance, supervision and control.
Scope of Arrangement	BMN/D management includes: planning needs and budgeting, procurement, use, utilization, security and maintenance, valuation, deletion, alienation, administration, guidance, supervision and control.	BMD management includes: BMD management officials, planning needs and budgeting, procurement, use, utilization, security and maintenance, valuation, deletion, alienation, administration, guidance, supervision and control.

2.1. Definition of BMN/D Asset Management Based on Laws and Regulations

2.1.1. Definition of BMN/D Assets

Asset comes from **asset** (English) in Indonesian, known as "wealth". According to the Big Indonesian Dictionary, an asset is something that has exchange or capital value; or wealth. Assets are anything that has economic value that can be owned either by individual companies, or owned by the government that can be valued financially.

For profit-oriented commercial organizations, these assets are expected to generate net cash flows in the future. The present value of the future free cash flow will create the asset's value. However, cash flow is not the primary concern for a government organization whose objective is not profit but to provide a service to society. However, it is the potential benefit of an asset to provide that service that indicates its value. The future economic benefit realized in an asset is the potential of that asset to contribute, directly or indirectly, to government operations, in

the form of a revenue stream or expenditure savings for the government. This is the basic concept of asset management.

The government invests substantial funds in assets that do not directly generate revenue for the government, such as office buildings, bridges, roads, drainage, parks and reservation areas. Most of these assets have a long useful life, so adequate maintenance and rehabilitation programs are required to maintain their intended benefits. Most of these assets do not directly generate revenue for the government and even result in government commitments to maintain them in the future. As such, the function of these assets for the government is different from that of a commercial organization.

Assets, according to Government Regulation No. 71/2010 on Government Accounting Standards, are economic resources controlled and/or owned by the government as a result of past events and from which future financial and/or social benefits are expected to be obtained, both by the government and the community, and can be measured in units of money, including non-financial resources necessary for the provision of services to the general public and resources maintained for historical and cultural reasons. In the explanation, BMN is classified as an asset.

Assets are goods that are legally called objects and consist of immovable and movable objects, both tangible and intangible, which are included in the assets or assets of an agency, organization, business entity, or individual.

Thus, assets are resources that have economic, commercial, exchange, or social value and can be owned or controlled by governments, communities, individuals, and private organizations.

Meanwhile, the definition of State / Regional Property (BMN/D) refers to the formulation in Article 1 numbers 10 and 11 of Law Number 1 of 2004 concerning State Treasury which is the same as Article 1 number 1 and number 2 of Government Regulation (PP) No. 27 of 2014 concerning Management of State / Regional Property as amended by Government Regulation No. 28 of 2020 concerning Amendments to Government Regulation No. 27 of 2014 concerning Management of State / Regional Property, namely State Property (BMN) is all goods purchased or obtained at the expense of the State Revenue and Expenditure Budget or derived from other legal acquisitions. Regional Property (BMD) is all goods purchased or obtained at the expense of the Regional Revenue and Expenditure Budget or derived from other legal acquisitions.

Meanwhile, what is meant by other legitimate acquisition as described in article 2 paragraph (2) of Government Regulation Number 27 of 2014 concerning Management of State / Regional Property as amended by Government Regulation Number 28 of 2020 concerning Amendments to Government Regulation Number 27 of 2014 concerning Management of State / Regional Property, namely BMN/D originating from:

1. Goods obtained from grants/donations/etc.
2. Obtained as an implementation of an agreement/contract
3. Obtained under the provisions of the law, and
4. Obtained based on a court decision that has obtained permanent legal force.



Table 3. Types, Recognition and Acquisition Value of BMN Assets

BMN Asset Classification	BMN Asset Type	BMN Asset Recognition based on PSAP	Value/Cost of Asset Acquisition according to PSAP
BMN in the form of Current Assets (Inventory)	goods or supplies that are used in the context of government operations	Based on the BAST Goods document, inventories are recognized upon receipt or transfer of ownership and/or control rights to the Receiving Satker.	<ul style="list-style-type: none"> - Inventory is presented at: <ul style="list-style-type: none"> a. Acquisition cost if acquired by purchase; b. Cost of production if obtained by self-production; c. Fair value, if acquired by other means such as donation/forfeiture - The cost of inventories includes the purchase price, transportation costs, handling costs and other costs that can be directly charged to acquiring inventories. Discounts, rebates and similar items reduce the acquisition cost. The price/fair value of inventories includes the value at which assets are exchanged or liabilities are settled between knowledgeable and willing parties in an <i>arm's length transaction</i>. - Inventories are measured based on acquisition cost or the value stated in the BAST.
	materials or supplies that will be used in the production process		
	goods in the production process that are intended for sale or delivery to the public		
	goods that are kept for sale or handed over to the public in the context of government activities		
	Items for precautionary or strategic purposes such as oil reserves or rice reserves		
BMN in the Form of Fixed Assets	Land is land acquired to be used in government operations and in a ready-to-use condition.	Fixed assets are recognized when future economic benefits can be obtained and their value can be measured reliably. To be recognized as fixed assets, the following criteria must be met: 1). Tangible; 2). Has a useful life of more than 12 months; 3). The cost of the asset can be measured reliably; 4). Not intended for sale in the normal course of the entity's operations; & 5). Acquired or constructed with the intent to use	<ul style="list-style-type: none"> - The cost of an item of property, plant and equipment consists of its purchase or construction price, including import duties and any costs directly attributable to bringing the asset to a condition that enables it to perform for its intended use; - The acquisition costs of fixed assets constructed by procurement under a general construction contract are directly attributable to, among others: 1). site preparation costs; 2). initial delivery costs and storage and handling costs; 3). installation costs; 4). professional fees, such as architects and engineers; 5). construction costs (wages, materials, equipment); 6). testing costs; 7). insurance costs and 8). SMK3 costs. In addition to these costs, costs attributable to construction activities in general and allocable to specific construction include: <ul style="list-style-type: none"> - design and technical assistance costs that are not directly related to the specific construction; and
	Equipment and Machinery. Equipment and machinery include machinery and motor vehicles, electronic equipment, office inventory, and other equipment with significant value and useful life of more than 12 (twelve) months and in ready-to-use condition.		
	Buildings and structures include all buildings and structures purchased or constructed with the intention of being used in government operations and in a ready-to-use condition.		



BMN Asset Classification	BMN Asset Type	BMN Asset Recognition based on PSAP	Value/Cost of Asset Acquisition according to PSAP
	<p>Roads, irrigation, and networks include roads, irrigation, and networks built by the government, controlled by the government, and in a ready-to-use condition.</p> <p>Other fixed assets include fixed assets that cannot be grouped into Land, Equipment and Machinery; Buildings and Structures; Roads, Irrigation and Networks, which are acquired and utilized for government operational activities and are in a ready-to-use condition.</p> <p>Construction in progress (KDP) are assets that are under construction at the date of the financial statements.</p>	<p>Recognition of fixed assets will be reliable when the fixed assets have been received or transferred ownership rights and or when control transfers to the Satker.</p> <p>The timing of asset recognition will be reliable if there is evidence that there has been a legal transfer of ownership and/or control. If the acquisition of fixed assets is not yet supported by legal evidence due to a required administrative process, such as payment of retention, maintenance obligations by the Provider that must still be completed, then the fixed assets should be recognized when there is evidence that control of the fixed assets has transferred, for example, retention payment has occurred and control of the building / infrastructure has transferred through FHO, including building certificates in the name of the owner.</p>	<ul style="list-style-type: none"> - other costs that can be identified for the construction activity in question, such as inspection costs. - The recommended cost allocation method is the weighted average method based on the proportion of direct costs. - Administrative and other general expenses are not a component of the cost of property and equipment to the extent that they are not directly attributable to the cost of acquiring the asset or bringing the asset to its working condition; - The measurement of a fixed asset must pay attention to the provisions of the minimum value of fixed asset capitalization. BMN capitalization is a minimum value limit per unit of BMN to be presented as fixed assets on the balance sheet. BMN capitalization includes: a. acquisition of BMN in the form of fixed assets until ready for use; and/or b. increase in capacity/efficiency and/or increase in useful life. - The minimum limits for capitalization of BMN fixed assets, namely: 1). expenditure for each unit of machinery equipment, and sports equipment \geq Rp 1,000,000; and 2). expenditure for B/G \geq Rp 25,000,000. Except for expenditures for BMN in the form of land, roads, irrigation and networks, and other fixed assets, there is no minimum unit value so that whatever the acquisition value is capitalized. - Capitalized expenditures are made on fixed assets until they are ready for use for the construction of B/G, roads/irrigation/networks implemented through contracts in the form of contract value, planning and supervision costs, licensing fees, consultant services, costs of vacating and demolishing old buildings and/or existing buildings on land intended for road/irrigation/network construction purposes.
<p>Source: Government Regulation No. 71/2010 on Government Accounting Standards; PMK.181/PMK.06/2016 on BMN Administration, Appendix V, BMN Accounting Guidelines; SE PUPR No. 01/SE/M/2016 on Accrual-Based Accounting Policy in Financial and BMN Reporting in PUPR</p>			



BMN/D Classification and Codification

The Goods Manager must register and record State/Regional Property under its control in the Manager's Goods Register according to the classification and codification of goods.

Goods User/ Power of Goods User must register and record State/Regional Property whose status of use is with the Goods User/ Power of Goods User into the List of Goods of the User/ List of Goods of the Power of User according to the classification and codification of goods.

Based on PMK 181/PMK. 06/2016 concerning BMN Administration, Article 39 states that implementing BMN Administration, which includes Bookkeeping, Inventory, and Reporting of BMN in the form of inventory, fixed assets and other assets is carried out based on government accounting standards. Furthermore, Article 9 states that (1). BMN Administration Implementers carry out BMN Bookkeeping. (2). BMN Bookkeeping is carried out by registering and recording BMN into the Register of Goods according to the classification and codification of goods.

Based on PMK 29/PMK.06/2010 concerning BMN Classification and Codification, Appendix II, explains that Classification is an activity to systematically determine BMN into groups, fields, groups, sub-groups, and sub-sub-groups. Codification is the provision of BMN codes following the classification of each BMN.

Based on the PMK, BMN is divided into 8 Goods Classes, namely:

- 1) Inventory Group [Code 1]
- 2) Land Group [Code 2]
- 3) Equipment and Machinery Group [Code 3]
- 4) Building and Building Group [Code 4]
- 5) Roads, Irrigation, and Networks Group [Code 5]
- 6) Other Fixed Asset Class [Code 6]
- 7) Construction in Progress Group [Code 7]
- 8) Intangible Asset Group [Code 8]

Each class of goods is detailed into several fields, each field is divided into several field groups, each field group is detailed into sub-groups. Each sub-group is detailed into sub-sub-groups. The complete classification and codification of BMN is presented in PMK 29/PMK.06/2010 concerning Classification and Codification of State Property, Appendix I.

For example, the Grouping and Codification of BMN Inventory to be Handed Over to the Community/Local Government can be described below.

For Inventory Group [Code 1], it is broken down by field:

- 1). field of Consumables [Code 01]
- 2). field of Non-Consumable Goods [Code 02]
- 3). field of second-hand goods [Code 03]
- 4). addition of new fields [Code 04 to 99]



Each field is divided into several field groups. The Consumables Division [Code 01] is grouped into 8 groups, namely:

- 1). Material [Code 01]
- 2). Spare parts [Code 02]
- 3). Tools/Materials for Office Activities [Code 03]
- 4). Medicines [Code 04]
- 5). Inventory for sale/Delivered to the Public [Code 05]
- 6). Supplies for Strategic Purposes [Code 06]
- 7). Natura and Clothing [Code 07]
- 8). Biological Research Supplies [Code 08]

Each group is detailed into sub-groups. For the Inventory for sale/Delivered to the Public [Code 05] subgroup, it is detailed into two subgroups, namely:

- 1) Inventory for sale/Delivered to the Public [Code 01]
- 2) Other Goods for Sale/Delivery [Code 02]

Each subgroup is detailed into sub-subgroups. For the Inventories for sale/Delivered to the Public [Code 01] subgroup, there are nine subgroups, namely:

- 1). Excise Tax Tape [Code 001]
- 2). Land and Building [Code 002]
- 3). Animals and Plants [Code 003]
- 4). Equipment and Machinery [Code 004]
- 5). Roads, Irrigation and Networks [Code 005]
- 6). Other Fixed Assets [Code 006]
- 7). Other Assets [Code 007]
- 8). Inventory [Code 008]
- 9). Inventory Goods for sale/delivery to other communities [Code 009]

The classification and codification of BMN Inventory to be Handed Over to the Community / Local Government above can be briefly described in the following table.

Table 4. Grouping and Coding of BMN Inventory to be Handed Over to the Community/Regional Government

Goal	BID	KEL	SUB KEL	SUB-SUB KEL	SAT	DESCRIPTION
1	01	05	00	000		INVENTORY FOR SALE/DELIVERY
1	01	05	01	000		INVENTORY FOR SALE/DELIVERY TO THE PUBLIC
1	01	05	01	001		Excise Tax Tape, Stamp, Leges
1	01	05	01	002		Land and Building
1	01	05	01	003		Animals and Plants
1	01	05	01	004		Equipment and Machinery
1	01	05	01	005		Road, Irrigation and Network
1	01	05	01	006		Other Fixed Assets
1	01	05	01	007		Other Assets
1	01	05	01	008		Inventory Items
1	01	05	01	999		Inventory for Sale/Delivered to the Public Other
1	01	05	99	999		Inventory for Sale/Delivery Others
Item Code						



In the List of Goods of the Authorized User (DBKP)/Satker BMN classification and codification is applied as an Item code consisting of 10 (ten) numbers/digits which are divided into five code groups with the following arrangement:

X

 .

X	X
---	---

 .

X	X
---	---

 .

X	X
---	---

 .

X	X	X
---	---	---

One number/first digit : shows the Goods Group code
Two numbers/second digit : indicates the Goods Field code
Two numbers/third digit : shows the Goods Group code
Two fourth digits : indicates the Goods Subgroup code
Three fifth digits : indicates the Goods Subgroup code

2.1.2. Definition and Scope of BMN/D Asset Management

Asset Management comes from two words, namely "Management" and "Asset". Management according to George R. Terry is *"management is a distinct process consisting of planning, organizing, actuating and controlling, utilizing in each both science and art, and followed in order to accomplish predetermined objectives"* Meaning management is a distinct process consisting of planning, organizing, implementing and controlling, utilizing in each both science and art, and followed to accomplish predetermined objectives.

Asset management includes planning, designing, organizing, using, maintaining and disposing of assets, and monitoring them. This process is carried out systematically and structured throughout the asset's life cycle. Asset management seeks to optimize the use of assets to provide benefits in service delivery and financial returns. Good asset management will minimize costs, maximize asset availability, and maximize asset utilization.

Asset management in the government environment is state / regional property management. Article 3 of PP No. 27 of 2014 concerning BMN/D Management states (1) BMN/D management is carried out based on functional principles, legal certainty, transparency and openness, efficiency, accountability, and value certainty. (2) BMN/D management includes: planning needs and budgeting, procurement, use, utilization, security and maintenance, valuation, elimination, alienation, administration, guidance, supervision and control.

Referring to the formulation in Article 1 point 28 of Permendagri No. 19/2016 concerning BMD Management Guidelines, it is stated that Regional Property Management is an overall activity that includes planning needs and budgeting, procurement, use, utilization, security and maintenance, valuation, alienation, destruction, elimination, administration and guidance, supervision and control.

From the above understanding, in this study asset management or BMN/D Management can be defined as a series of activities starting from planning needs and budgeting, procurement, use, utilization, security and maintenance, valuation, elimination and follow-up in the form of alienation, all of which are administered and carried out with guidance, supervision and control to support organizational (government) goals in serving the community as well as possible.

The scope of BMN/D management in Government Regulation No. 27 of 2014 as amended by Government Regulation No. 28 of 2020 concerning Amendments to Government Regulation No. 27 of 2014 concerning Management of State / Regional Property covers all activities related to BMN/D consisting of a. planning needs and budgeting, b. procurement, c. use, d. utilization (including leasing, borrowing and use, utilization cooperation, and building for handover/building for handover, infrastructure utilization cooperation), e. security (including administrative, physical and legal) and maintenance, f. valuation, g. deletion, h. alienation (including sales, exchanges, grants, and Government Capital Participation), i. administration (including bookkeeping, inventory, and reporting), j. guidance, and supervision and control. The activities in BMN management are described in the BMN/BMD Management Cycle picture (PP 27 of 2014 jo PP 28 of 2020; Permendagri No. 19 of 2016) below:

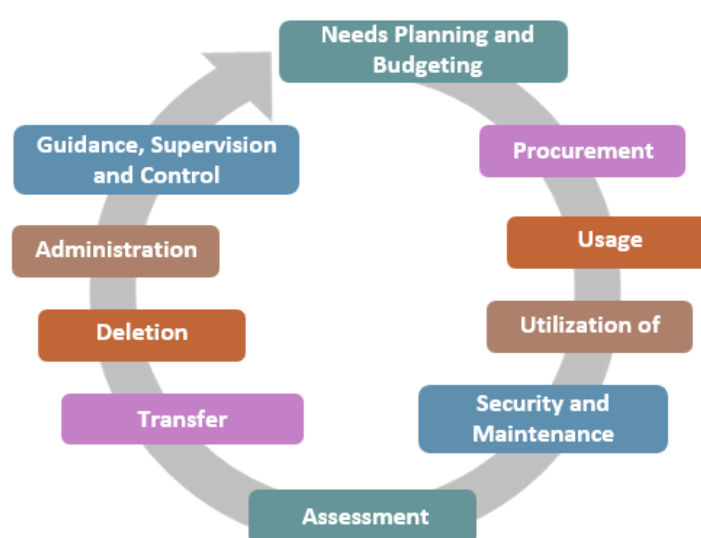


Figure 2. BMN/BMD Management Cycle

The definition of BMN/D management scope activities based on laws and regulations can be described in the following table.

Table 5. Scope of BMN/D Management Based on Legislation

Aspects	BMN Management <i>According to PP 28 of 2020 concerning Amendments to PP 27 of 2014 concerning BMN/D Management</i>	BMD Management <i>According to Permendagri No. 19 of 2016 concerning BMD Management Guidelines</i>
Needs Planning and Budgeting	<ul style="list-style-type: none"> - Needs Planning is the activity of formulating details of BMN/D needs to link past procurement of goods with the current situation as a basis for taking future actions; - Needs Planning includes planning for procurement, maintenance, utilization, alienation, and elimination of BMN/D. Budgeting is charged through the APBN at the implementing K / L / I / User or APBD at the implementing SKPD / User; - Needs Planning, except for Deletion, is guided by: a. standard goods; b. standard needs; and/or c. standard prices; 	

Aspects	BMN Management <i>According to PP 28 of 2020 concerning Amendments to PP 27 of 2014 concerning BMN/D Management</i>	BMD Management <i>According to Permendagri No. 19 of 2016 concerning BMD Management Guidelines</i>
	<ul style="list-style-type: none"> - BMN Needs Planning is prepared by taking into account the needs of the implementation of the duties and functions of K / L / I / SKPD and the availability of existing BMN/D; - The Goods User compiles the proposed goods requirement plan (RKBMN) submitted by the Power of Goods User within the office he leads. 	<ul style="list-style-type: none"> - BMD needs planning is prepared by taking into account the needs to implement the duties and functions of SKPD and the availability of existing BMD; - Goods Users compile RKBMD proposals submitted by the Power of Goods Users within the SKPD they lead;
Procurement	The implementation of BMN procurement is carried out following the provisions of laws and regulations, unless otherwise specified in the Government Regulation;	The implementation of BMD procurement is carried out following the provisions of laws and regulations;
	BMN/D procurement is carried out after being listed in the APBN / D.	
Usage	<ul style="list-style-type: none"> - Use is an activity carried out by the Goods User to manage and administer BMN/D following the duties of the agency concerned. - Forms of Use include a. PSP BMN/D, b. Temporary Use, c. Determination of Use Status is to be operated by other parties. d. Transfer of BMN/D Use Status; - BMN/D can be assigned its use status for the implementation of the K / L / SPD's mission, to be operated by other parties in order to carry out public services in accordance with the relevant K / L / SPD's mission; - BMN/D that has been determined its use status at the Goods User can be temporarily used by other Goods Users within a certain period of time without having to change the status of Use of BMN/D after first obtaining approval from the Goods Manager or approval from the Governor / Regent / Mayor for BMD; - BMN/D can be transferred from the Goods User to other Goods Users for the implementation of duties based on the approval of the Goods Manager or the approval of the Governor / Regent / Mayor for BMD; 	
	<ul style="list-style-type: none"> - The Status of Use of BMN is determined by the Goods Manager; - Excluded from the object of PSP BMN are BMN in the form of: a. inventory goods; b. Construction in Progress (KDP); c. goods that from the beginning of their procurement are planned to be donated; d. goods originating from deconcentration funds and supporting funds for assistance tasks, which are planned to be handed over; e. Government Assistance Which Has Not Been Determined Status (BPYBDS); and f. Government Assistance Which Has Not Been Determined Status (BPYBDS). Renovated Fixed Assets (ATR). 	<ul style="list-style-type: none"> - The Governor/Regent/Mayor determines the status of use of BMD and/or the Goods Manager (Sekda) based on the authority delegated by the Governor/Regent/Mayor; - PSP BMD is not carried out on: a. inventory items; b. Construction in Progress (KDP); c. goods that from the beginning of their procurement were planned to be donated; and d. Renovated Fixed Assets (ATR). <p><i>Further explanation of the Procedure for the Use of BMD refers to Permendagri No. 19 of 2016 concerning BMD Management Guidelines.</i></p>



Aspects	BMN Management <i>According to PP 28 of 2020 concerning Amendments to PP 27 of 2014 concerning BMN/D Management</i>	BMD Management <i>According to Permendagri No. 19 of 2016 concerning BMD Management Guidelines</i>
	<i>Further explanation of the Procedure for the Use of BMN refers to PMK 40/PMK.06/2024 Jo PMK 246/PMK.06/2014 concerning Procedures for the Use of BMN.</i>	
Utilization of	<p>Utilization is the utilization of BMN/D that is not used for the implementation of the duties and functions of K / L / SKPD and / or optimization of BMN/D by not changing the ownership status.</p> <p>Forms of BMN/D Utilization are: Lease; Borrowing and Use; Utilization Cooperation; Build to Serve or Build to Serve; or Infrastructure Provision Cooperation.</p> <p>a. BMN/D lease is the use by third parties within a certain period of time by providing cash rewards.</p> <p>b. Pinjam Pakai is the transfer of the use of goods between the Central Government and the Regional Government or between Regional Governments within a certain period of time without receiving compensation and after the period ends it is returned to the Goods Manager for BMN or the Governor / Regent / Mayor for BMD.</p> <p>c. Utilization Cooperation (KSP) is the utilization of BMN/D by other parties within a certain period of time in the context of increasing non-tax state revenues / regional revenues and other sources of financing.</p> <p>d. Bangun Guna Serah (BGS) is the utilization of BMN/D in the form of land by other parties by constructing buildings and / or facilities and their facilities, then utilized by the other party within a certain agreed period of time, and then handed back the land along with the buildings and / or facilities and their facilities after the end of the period.</p> <p>e. Bangun Serah Guna (BSG) is the utilization of BMN/D in the form of land by other parties by constructing buildings and / or facilities along with their facilities, and after completion of construction it is handed over to be utilized by the other party within a certain agreed period of time.</p> <p>f. Infrastructure Provision Cooperation (KSPI) is cooperation between the Government and Business Entities for infrastructure provision activities in accordance with the provisions of laws and regulations.</p> <p><i>Further explanation of the BMN Utilization Procedure refers to PMK 115/PMK.06/2020 concerning BMN Utilization and for BMD refers to Permendagri No. 19/2016 concerning BMD Management Guidelines.</i></p>	
Security	<p>a. Goods Manager, Goods User and / or Power of Goods User must secure BMN/D which is in its control;</p> <p>b. BMN/D security includes administrative security, physical security, and legal security.</p> <p>c. Proof of ownership of BMN/D must be stored in an orderly and safe manner. Storage of proof of ownership of BMN/D in the form of land and / or buildings is carried out by the Goods Manager</p>	
Maintenance	<p>Maintenance is a series of activities to maintain and repair all state / regional property so that it is always in good and proper condition and ready to be used in an efficient and effective manner.</p>	



Aspects	BMN Management <i>According to PP 28 of 2020 concerning Amendments to PP 27 of 2014 concerning BMN/D Management</i>	BMD Management <i>According to Permendagri No. 19 of 2016 concerning BMD Management Guidelines</i>
	<p>a. The Goods Manager, Goods User, or Power of Goods User is responsible for the maintenance of BMN/D under its control.</p> <p>b. Maintenance is guided by the List of Goods Maintenance Needs;</p> <p>c. BMN maintenance costs are charged to the state budget</p>	<p>a. Goods Manager, Goods User and proxy of Goods User are responsible for the maintenance of BMD in their control.</p> <p>b. Maintenance is guided by the BMD maintenance needs list which is part of the BMD needs list.</p> <p>c. The cost of maintaining regional property is charged to the APBD;</p>
Assessment	<p>a. BMN/D assessment is carried out in the context of preparing the Central / Regional Government balance sheet, Utilization, or Transfer, except in the case of: a. Utilization in the form of Borrowing Use; or b. Transfer in the form of grants.</p> <p>b. The value of BMN/D in the context of preparing the Central / Regional Government balance sheet is determined by referring to Government Accounting Standards (SAP).</p>	
Transfer of	<p>The transfer is the transfer of BMN/D ownership.</p> <p>BMN/D that is not needed to implement state / regional government duties can be transferred through: a. Sale; b. Exchange; c. Grant; or d. Capital Participation of the Central / Regional Government. Capital Participation of the Central/Regional Government.</p> <p>a. Sale is the transfer of BMN/D ownership to other parties by receiving compensation in the form of money;</p> <p>b. Tukar Menukar is the transfer of BMN/D ownership carried out between the Central Government and the Regional Government, or between the Central / Regional Government and other parties, by receiving the main replacement in the form of goods, at least with equal value;</p> <p>c. Grant is the transfer of ownership of goods from the Central Government to the Regional Government or from the Pusa/Regional Government to other parties (or between local governments for BMD) without obtaining reimbursement;</p> <p>d. Capital Participation of the Central / Regional Government is the transfer of BMN/D ownership which was originally an inseparable state / regional property to become a separated property to be calculated as state / regional capital/shares in BUMN, BUMD or other legal entities owned by the state;</p> <p><i>Further explanation of the Procedure for the Transfer of BMN refers to PMK 165 / PMK.06 / 2021 concerning Amendments to PMK 111 / PMK.06 / 2016 concerning Procedures for Implementing the Transfer of BMN and for BMD refers to Permendagri No. 19 of 2016 concerning BMD Management Guidelines.</i></p>	
Deletion	<ul style="list-style-type: none"> - Deletion is the act of removing BMN/D from the list of goods by issuing a decision from the authorized official to release the Goods Manager, Goods User, and/or Power of Goods User from administrative and physical responsibility for the goods in their control. - Deletion of BMN/D includes: a. Deletion of BMN/D from the List of Goods of the Manager; b. Deletion of BMN/D from the List of Goods of Users / List of Goods of the Power of Users; and c. Deletion of BMN/D from the List of BMN/D; 	



Aspects	BMN Management <i>According to PP 28 of 2020 concerning Amendments to PP 27 of 2014 concerning BMN/D Management</i>	BMD Management <i>According to Permendagri No. 19 of 2016 concerning BMD Management Guidelines</i>
	<ul style="list-style-type: none"> - Deletion of BMN/D from the List of Goods Users and / or the List of Goods of the Power of User is carried out if BMN/D is no longer in the control of the Goods User and / or the Power of Goods User due to: a. handover to the User of Goods BMN/D; b. Transfer; c. transfer of the status of use of BMN/D to other Goods Users; d. a court decision that has obtained permanent legal force and there are no other legal remedies; e. implementing the provisions of laws and regulations; f. Destruction; or g. other reasons. Destruction; or g. other reasons. 	<ul style="list-style-type: none"> - Deletion of BMN from the User Goods List is carried out by issuing a BMN Deletion decision from the Goods User after obtaining approval from the Goods Manager, except for: a. Transfer of Status of Use b. Transfer; or c. Destruction. - <i>Further explanation of the Procedure for BMN Elimination refers to PMK 83 / PMK.06 / 2016 concerning Procedures for Implementing the Destruction and Elimination of BMN.</i>
Administration	<p>Administration is a series of activities that include bookkeeping, inventory, and reporting of BMN/D in accordance with statutory provisions;</p> <p>The Goods Manager and the Goods User/Power of Goods User shall register and record BMN/D whose status of use is with the Goods Manager and the Goods User/Power of Goods User into the Goods Register of the Goods Manager and the Goods User/Power of Goods User according to the classification and codification of goods.</p> <ul style="list-style-type: none"> - Bookkeeping consists of the activities of registering and recording BMN/D into the List of Goods in the Goods User / Power of Goods User and Goods Manager according to the classification and codification of goods. The Administration Executive carries out registration and recording of BMN/D for activities related to BMN/D management, including: a. Use of BMN/D; b. utilization of BMN/D; c. transfer of BMN/D; and d. Elimination of BMN/D. Deletion of BMN/D. - Inventory consists of data collection activities, such as recording and reporting the results of BMN/D data collection. Excluded, no inventory is carried out for BMN/D in the form of inventory to be handed over to the community / regional government which is no longer in its control but has obtained approval for alienation. - Reporting consists of a series of activities to prepare and submit BMN/D data and information on a semesterly and annually carried out by the accounting unit that performs BMN/D Administration at the Goods User / Power of Goods User and Goods Manager. <p><i>Further explanation of the Procedures for BMN Administration refers to PMK.181 / PMK.06 / 2016 concerning BMN Administration and for BMD refers to Permendagri 47 of 2021 concerning Procedures for Implementing BMD Bookkeeping, Inventory and Reporting;</i></p>	<ul style="list-style-type: none"> - Deletion for BMD at Goods Users is carried out by issuing a deletion decision by the Goods Manager after obtaining approval from the Governor / Regent / Mayor, except for a. transfer of use status; b. alienation; or c. Destruction. - <i>Further explanation of the BMD Elimination Procedure refers to Permendagri No. 19 of 2016 concerning BMD Management Guidelines.</i>



The transfer mechanism in the form of BMN/D Grants based on statutory regulations can be described in the following table.

Table 6. BMN/D Grant Mechanism Based on Legislation

Aspects	BMN Management	BMD Management
Regulatory Basis	<ul style="list-style-type: none"> - PP 28 of 2020 concerning Amendments to PP 27 of 2014 BMN/D Management; - PMK 165/PMK.06/2021 concerning Amendments to PMK 111/PMK.06/2016 concerning Procedures for Implementing the Transfer of BMN; 	Permendagri No. 19 of 2016 concerning BMD Management Guidelines
Mechanism of Transfer in the form of Grant	<p>The mechanism for implementing BMN Grants in the form of land and/or buildings that are in the Goods Users is carried out in the following stages:</p> <p>a. The Goods User forms an internal team to prepare an application for Grant approval to the Goods Manager with the following tasks:</p> <ol style="list-style-type: none"> 1. conducting administrative data research, namely: <ul style="list-style-type: none"> - building data, as stated in the Goods Identity Card (KIB) including but not limited to area, number of floors, location, date of acquisition, and acquisition value and/or book value, as well as supporting documents such as IMB or PBG; - data on prospective Grant recipients, including but not limited to the identity of prospective Grant recipients; 2. conduct physical research to match the physical suitability of the land and/or building with the administrative data, as outlined in the minutes of the research; <p>b. The internal team submits the minutes of the research to the Goods User;</p> <p>c. The Goods User submits an application for Grant approval to the Goods Manager, which contains the following: 1). data on prospective Grant recipients; 2). reasons for granting; 3). data and documents on land and/or buildings; 4). designation of Grant; 5). year of acquisition; 6). status and proof of ownership or other equivalent documents; 7). acquisition value; 8). type/specification of BMN; and 9). location, accompanied by a statement letter from the prospective Grant</p>	<p>Mechanism for Implementing BMD Grants in the form of land and/or buildings that are in the Manager at the initiative of the Governor / Regent / Mayor or BMD in the User:</p> <ol style="list-style-type: none"> 1) Formation of a Research Team determined by the Governor / Regent / Mayor or SKPD for BMD in the User; 2) Administrative and Physical Data Research by the Research Team; 3) BA Research is submitted to the Governor/Regent/Mayor; 4) The Goods Manager applies for grant approval to the Governor/Regent/Mayor, which contains: 1). data on prospective Grant recipients; 2). reasons for granting; 3). data and documents on land and/or buildings; 4). designation of Grant; 5). year of acquisition; 6). status and proof of ownership or other equivalent documents; 7). acquisition value; 8). type/specification of BMN; and 9). location, accompanied by a statement letter from the prospective Grant



Aspects	BMN Management	BMD Management
	<p>recipient regarding the willingness to accept the Grant;</p> <p>d. The Goods Manager conducts research on the application of the Goods User and, if necessary, may conduct physical research on the land and/or building proposed to be donated;</p> <p>e. In the event that the Grant requires the approval of the DPR, the Goods Manager shall first submit a request for approval of the Grant to the DPR;</p> <p>f. In the event that the Grant does not require the approval of the DPR but the BMN to be granted has a value of more than Rp 10,000,000,000.00 (ten billion rupiah), the Goods Manager shall first submit an application for Grant approval to the President;</p> <p>g. In the event that the Grant application is not approved, the Goods Manager notifies the Goods User who submitted the application, along with the reasons;</p> <p>h. In the event that the Grant application is approved, the Goods Manager issues an approval letter for the implementation of the Grant which at least contains: 1. the identity of the Grantee; 2. the object of the Grant, namely regarding the details of the land and/or building; 3. the value of the land and/or building; 4. the designation of the Grant; 5. the obligation of the Goods User to remove the donated BMN from the User Goods List; and 6. the obligation of the Goods User to report the implementation of the Grant to the Goods Manager;</p> <p>i. Based on the Grant approval from the Manager, the Goods User makes a Grant script signed by the Goods User and the Grantee;</p> <p>j. Based on the Grant Manuscript, the Goods User conducts the handover of BMN to the Grantee, as outlined in the handover minutes; and</p> <p>k. After the handover, the Goods User performs the Deletion of BMN that has been donated from the User Goods List by referring to the provisions of laws and regulations in the field of BMN Deletion.</p>	<p>recipient regarding the willingness to accept the Grant;</p> <p>5) In the event that a grant requires DPRD approval, the Governor/Regent/Mayor shall first submit a Grant approval request to the DPRD;</p> <p>6) Upon the approval of the Governor/Regent/Mayor or approved by the DPRD, the Governor/Regent/Mayor stipulates a decision on the implementation of the grant;</p> <p>7) Based on the decision to implement the Grant, the Governor/Regent/Mayor and the grantee sign the grant script;</p> <p>8) Based on the grant script, the Goods Manager conducts the handover of BMD to the grantee as outlined in the Handover Minutes (BAST);</p> <p>9) Based on the BAST, the Goods Manager submits a proposal for the deletion of the donated BMD.</p> <p>Deletion due to alienation of BMD is carried out by the Goods User / Power of Goods User after the Goods Manager issues a BMD deletion decision.</p>



Aspects	BMN Management	BMD Management
BMN/D grants in the form of land and / or buildings that are in the Goods Users which from the beginning of their procurement are intended to be donated.	<ul style="list-style-type: none"> - The implementation of BMN Grants in the form of land and / or buildings that are in the Goods Users from the beginning of their procurement is intended to be granted following the above provisions with the addition of requirements and research related to budgeting documents, including the Ministry / Institution Work and Budget Plan (RKA-KL), Terms of Reference (KAK), Activity Operational Guidelines (POK), or Budget Implementation List (DIPA). - BMN grants for goods that from the beginning of their procurement are intended to be donated can be carried out without requiring: <ul style="list-style-type: none"> o Grant approval from the DPR; o administrative data in the form of Goods Identity Cards (KIB); and o a statement letter from the prospective Grant recipient regarding the willingness to receive the Grant 	<ul style="list-style-type: none"> - BMD grants in the form of land and/or buildings in the Goods Users include land and / or buildings that are planned to be granted from the beginning of their procurement as stated in the Budget Implementation Document (DPA). - The implementation of BMD grants in the form of land and/or buildings which are planned to be granted from the beginning of their procurement follows the provisions of laws and regulations.

2.2. Institutionalization of BMN/D Asset Management

Article 6 paragraph (1) of Law No. 17 on State Finance explains that the President as the Head of Government holds the power of state financial management as part of government power.

Then in Law 1 of 2004 concerning State Treasury article 42 states:

<p>Article 42, states:</p> <ol style="list-style-type: none"> (1) The Minister of Finance regulates the management of BMN; (2) The minister/agency head is the User of Goods for the state ministry/agency he/she leads; (3) Head of office within the ministry of state/institution is the Authorized User of Goods within the office concerned. 	<p>Article 49, states:</p> <ol style="list-style-type: none"> (1) The governor/regent/mayor determines the regional property management policy. (2) The Head of the Regional Financial Management Work Unit supervises the implementation of regional property management following the policies set by the governor/regent/mayor. (3) The head of the regional apparatus work unit is the Goods User for the regional apparatus work unit that he leads
--	---

Then based on PP 28 of 2020 concerning Amendments to PP No. 27 of 2014 concerning Management of State / Regional Property, it states the delegation of BMN managers to BMN users and the power of BMN users, namely:



Article 4	Article 4 (1) The Minister of Finance as the state general treasurer is the BMN Manager. (2) BMN Manager may delegate certain authorities and responsibilities as referred to in paragraph (2) to the Goods User / Power of Goods User.
Article 5	(1)The Governor/Regent/Mayor is the holder of BMD management power. (2)The Regional Secretary is the BMD Manager
Article 6	(1) The Minister / Head of Institution as the head of the Ministry / Institution is the BMN User. (2) BMN Users may delegate certain authorities and responsibilities as referred to in paragraph (2) to the Authorized Goods User.
Article 8	Article 8 paragraph (1) The head of the regional apparatus work unit is the BMD User

The relationship of delegation of authority in BMN/D management as described above can be seen in the following figure.

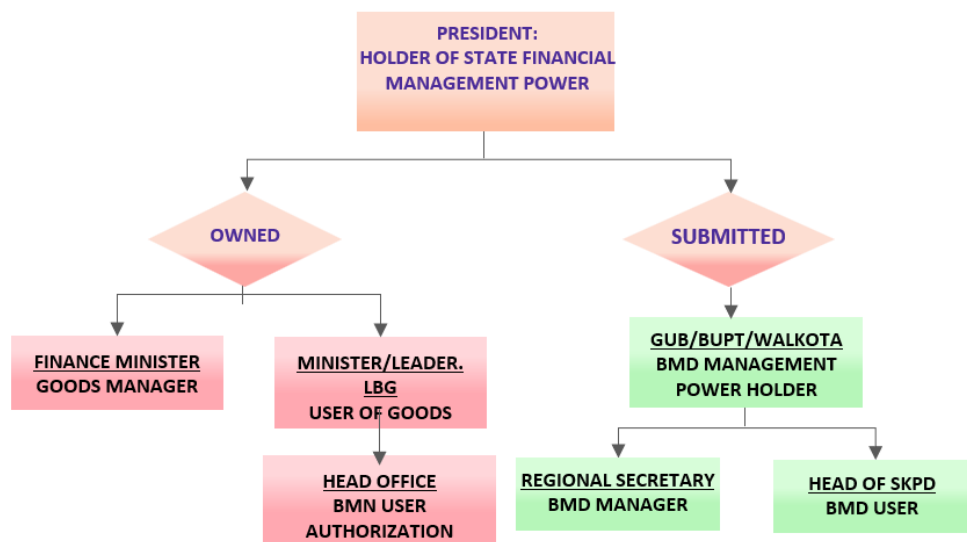


Figure 3. Delegation of Authority of BMN/D Managers and Users

The management of State Property is carried out by the Goods Manager, Goods User and Power of Goods User following their respective functions, authorities and responsibilities as described in the following table.

Table 7. Authorities and Responsibilities of BMN/D Managers Based on Regulations

BMN Users in PUPR	BMN Manager at Ministry of Finance	BMD User in SKPD	BMD Manager
<p>The Minister / Head of Institution as the head of the Ministry / Institution is the BMN User, authorized and responsible:</p> <ul style="list-style-type: none"> a. formulate policies, regulate, and establish guidelines for the management of BMN under its control by referring to the laws and regulations in the field of BMN management; b. determine the Power of Goods User and appoint officials who manage and store BMN; c. submit a BMN needs and budgeting plan for the Ministry/Institution he/she leads; d. carry out BMN procurement in accordance with the provisions of laws and regulations; e. applies to the determination of the status of Use of BMN which is in its control to the Goods Manager; f. use BMN that is in its control for the benefit of the implementation of the duties and functions of the Ministry / Institution; g. secure and maintain BMN that is in its control; 	<p>The Minister of Finance as the state general treasurer is the State Property Manager, authorized and responsible:</p> <ul style="list-style-type: none"> a. formulate policies, organize, and establish guidelines for BMN management; b. scrutinize and approve the BMN needs plan; c. determine the status of possession and use of BMN; d. propose the alienation of BMN in the form of land and/or buildings that require the approval of the House of Representatives; e. give a decision on the proposed alienation of BMN that is in the Goods Manager that does not require the approval of the DPR as long as it is within the authority of the Minister of Finance; f. gives consideration and forwards proposals for the alienation of BMN that do not require DPR approval to the President; g. approve proposals for the alienation of BMN in the possession of Goods 	<p>The Head of SKPD as the Goods User is authorized and responsible:</p> <ul style="list-style-type: none"> a. propose BMD needs and budgeting plans for the SKPD he/she leads; b. apply for the determination of the status of use of goods obtained from the burden of the APBD and other legal acquisitions; c. conduct recording and inventory of BMD that is in its control; d. use BMD that is in its control for the benefit of organizing its SKPD duties; e. secure and maintain BMD that is in its control; f. propose the utilization and alienation of BMD in the form of land and/or buildings that do not require DPRD approval and regional property other than land and/or buildings; g. submit BMD in the form of land and / or buildings that 	<p>The Governor / Regent / Mayor is the holder of the BMD management authority and is responsible:</p> <ul style="list-style-type: none"> a. establish BMD management policies; b. determine the use, utilization, or alienation of BMD; c. establish BMD security and maintenance policies; d. appoint an official who manages and stores BMD; e. propose the alienation of BMD that requires DPRD approval; f. approve proposals for alienation, destruction, and deletion of BMD within the limits of their authority; g. approve the proposed utilization of BMD other than land and/or buildings; h. approve the proposal for BMD utilization in the form of infrastructure provision cooperation.



BMN Users in PUPR	BMN Manager at Ministry of Finance	BMD User in SKPD	BMD Manager
<ul style="list-style-type: none"> h. propose the Utilization of BMN which is in its control to the Goods Manager; i. submit BMN that is not used for the purpose of carrying out the duties and functions of the Ministry / Institution that he leads and is not utilized by other parties to the Goods Manager; j. submits a proposal for Destruction and Elimination of BMN that is in its control to the Goods Manager; k. conducting guidance, supervision, and control over the use of BMN that is in its control; l. conduct recording and inventory of BMN that is in its control; and m. prepare and submit semi-annual user goods reports and annual user goods reports under his control to the Goods Manager. 	<ul style="list-style-type: none"> Users that do not require the approval of the DPR as long as they are within the authority of the Minister of Finance; h. determine the Use, Utilization, Transfer, Destruction, or Deletion of BMN that is in the Goods Manager; i. give approval to the proposed Utilization of State BMN which is in the Goods User; j. approve the proposed BMN Destruction and Elimination; k. coordinate the implementation of BMN Inventory and collect Inventory results; l. compile the BMN report; m. conducting guidance, supervision and control over BMN management; and n. If needed, complete and prepare a BMN/D Goods recapitulation report for the president. 	<ul style="list-style-type: none"> are not used for the benefit of the implementation of the SKPD task force that he leads and is not being utilized by other parties, to the Governor / Regent / Mayor through the Goods Manager; h. propose the destruction and deletion of BMD; i. conducting guidance, supervision, and control over the use of BMD in its control; and j. prepare and submit semi-annual user goods reports and annual user goods reports under his control to the Goods Manager, 	<p>The regional secretary as the Goods Manager, is authorized and responsible:</p> <ul style="list-style-type: none"> a. scrutinize and approve the BMD needs plan; b. scrutinize and approve the BMD maintenance/maintenance needs plan; c. propose the utilization and alienation of BMD that requires the approval of the Governor/Regent/Mayor; d. regulates the implementation of the use, utilization, destruction, and elimination of BMD; e. regulates the implementation of BMD alienation that has been approved by the Governor/Regent/Mayor or DPRD; f. coordinate the implementation of BMD inventory; and g. supervise and control the management of BMD.
<p>BMN Users may delegate certain authorities and responsibilities to the Authorized Goods User. KPB is authorized and responsible:</p> <ul style="list-style-type: none"> a. submit a BMN needs plan for the office environment he/she leads to the Goods User (PB); 		<ul style="list-style-type: none"> - Goods Users may delegate some of their authority and responsibilities to the Authorized Goods User; 	



BMN Users in PUPR	BMN Manager at Ministry of Finance	BMD User in SKPD	BMD Manager
b. submits an application for the determination of the status of Use of BMN that is in its control to the Goods User; c. conduct recording and Inventory of BMN that is in its control; d. use BMN that is in his/her control for the benefit of organizing the duties and functions of the office he/she leads; e. secure and maintain BMN that is in its control; f. propose the Utilization and Transfer of BMN in its control to the Goods User; g. submit BMN that is not used to organize the duties of the office he leads and is not being utilized by other parties, to the Goods User; h. propose the Destruction and Elimination of BMN that is in its control to the Goods User; i. supervise and control the use of BMN that is in its control; and j. compile and submit semesterly user goods reports and annual user goods reports under his control to PB		- The delegation of part of the authority and responsibility to the Power of Goods User is determined by the Governor / Regent / Mayor at the proposal of the Goods User.	
<i>Source: PP 28 of 2020 Jo PP 27 of 2010 concerning BMN/D Management</i>		<i>Source: Permendagri 19/2016 on BMD Management Guidelines</i>	



Delegation of Authority and Responsibility for BMN Management (Grant) to Users (Ministry of Public Works and Public Housing)

Based on the provisions of article 4 (2) and article 6 (3) of PP 28 of 2020 related to the delegation of BMN Management authority in the User states as follows:

PMK No. 04/PMK.06/2015 on Delegation of Authority and Responsibility from Manager to PB	PUPR Ministerial Decree No. 75/KPTS/M/2020 on Delegation of Authority and Responsibility in BMN Management at the Ministry of PUPR
<ul style="list-style-type: none"> ❖ Goods Users (PB) are authorized to approve the Transfer of BMN, among others, in the form of Grants for BMN which from the beginning of the acquisition is intended to be donated in the context of government activities, including BMN which from the beginning of its procurement is planned to be donated, which is purchased or obtained at the expense of the APBN; ❖ except for BMN that is in the Goods User which requires the approval of the President / DPR 	<ul style="list-style-type: none"> ❖ Approval/rejection of BMN grant proposals is carried out by the Secretary-General on behalf of the Minister for BMN which from the beginning of acquisition is intended to be granted in the context of government activities, except for BMN that require Presidential / DPR approval; ❖ The grant proposal for BMN is made by the Head of the relevant Organizational Unit Secretary General/Inspector General/Director General/Head of Agency to the Minister in this case the Secretary-General; ❖ The Secretary General submits the proposal for grant approval to the Director General of State Assets, Ministry of Finance for BMN in the form of Land and/or buildings with a BMN acquisition value per unit above ten billion rupiah as long as it does not require DPR approval following statutory provisions,

2.3. Definition of BMN/D Asset Receiver Based on Regulation

The definition of BMN/D Recipients, refers to the provisions in 2 laws and regulations, namely according to PP 28 of 2020 concerning Amendments to PP 27 of 2014 concerning BMN/D Management and Permendagri No. 19 of 2016 concerning BMD Management Guidelines as presented in the following table .

Table 8. Definition of BMN/D Recipient Stakeholders Based on Regulations

Aspects/Activities of BMN/D Management	BMN User	BMD User
General Definition	<ul style="list-style-type: none"> - The Goods User is the Minister/Leader of the Institution; - The Minister / Head of the Institution is the official responsible for using BMN at the relevant Ministry / Institution. - The institution is a non-State Ministry organization, and other budget user agencies have been established to carry out certain tasks based on the 1945 Constitution of the Republic of Indonesia or other laws and regulations. - Other Parties are parties other than Ministries/Institutions and Local Governments. 	<ul style="list-style-type: none"> - Goods users are officials who hold the authority to use BMD; - Head of SKPD as Goods User; - Other Parties are parties other than Ministries/Agencies and Local Governments.



Aspects/Activities of BMN/D Management	BMN User	BMD User
Use of BMN/D	<ul style="list-style-type: none"> - Ministry/Institution of BMN Users; - Other parties that can operate BMN are: a. SOEs; b. Cooperatives; c. Government of another country; d. International organizations; or e. Other legal entities. International organizations; or e. Other legal entities; 	<ul style="list-style-type: none"> - BMD User: SKPD; - Other Parties that can operate BMD are parties other than Ministries/Institutions and Local Governments.
Utilization by way of Borrowing and Use	<ul style="list-style-type: none"> - Local/Village Government 	<ul style="list-style-type: none"> - Central Government/Other Local Governments/Village
Transfer by way of Grant	<p>PMK 165/PMK.06/2021 concerning Procedures for the Transfer of BMN Article 86 (1) Parties that can receive Grants:</p> <ul style="list-style-type: none"> - social, cultural, religious, humanitarian, or educational institutions that are non-commercial in nature; - people, both individuals and groups, to carry out government policies stipulated in laws and regulations; - government of another country within the framework of international relations; - international community affected by the consequences of a natural disaster, war, or endemic disease outbreak; - Local/Village Government; - SOEs in the form of public companies to maintain food security stability or other SOEs in the context of government assignments as stipulated in regulations or decisions stipulated by the President; or - Other Parties determined by the Goods Manager. 	<p>Parties that can receive BMD grants:</p> <ul style="list-style-type: none"> - social/cultural/religious/humanitarian institutions, or non-commercial educational institutions; - central government; - other local governments; - village government; - individuals or communities affected by natural disasters in accordance with the provisions of laws and regulations; or - other parties following the provisions of laws and regulations.
Transfer by way of Capital Participation of the Central / Regional Government	<ul style="list-style-type: none"> - BUMN, BUMD or other legal entities owned by the state 	<ul style="list-style-type: none"> - BUMN, BUMD or other legal entities owned by the state in accordance with the provisions of laws and regulations
<p><i>Source: PP 27 of 2014 concerning BMN/D Management as amended by PP 28 of 2020; PMK 165 / PMK.06 / 2021 concerning Procedures for the Transfer of BMN and Permendagri No. 19 of 2016 concerning BMD Management Guidelines.</i></p>		

In addition to the above understanding, the definition of BMD Recipients is also closely related to the authority of local governments. Law No. 23 of 2014 concerning Regional Government explains that Government Affairs include concurrent government affairs, namely Government



Affairs which are shared between the Central Government and provincial and district/city Regions. Concurrent government affairs which are the authority of the Regions consist of Mandatory Government Affairs and Elective Government Affairs. Mandatory Government Affairs are Government Affairs that all Regions must carry out.

Article 12 of Law No. 23/2014 on Regional Government describes the areas of mandatory affairs as follows:

- (1) Mandatory Government Affairs related to Basic Services include: a. education; b. health; c. public works and spatial planning; d. public housing and residential areas; e. peace, public order, and community protection; and f. social affairs. Social.
- (2) Mandatory Government Affairs unrelated to Basic Services include: a. labor; b. women's empowerment and child protection; c. food; d. land; e. environment; f. population administration and civil registration; g. community and village empowerment; h. population control and family planning; i. transportation; j. communication and informatics; k. cooperatives, small and medium enterprises; l. investment; m. youth and sports; n. statistics; o. signage; p. culture; q. library; and r. archives.

Mandatory Affairs of the Regional Government relating to Basic Services, divided into affairs and sub-affairs. Some of the mandatory affairs related to Basic Services and not related to Basic Services as can be described types of sub-affairs which include:

- 1) education sector by the District/City Government, among others: a. Education Management sub affairs Management of basic education, early childhood education and non-formal education; b. Licensing sub affairs: Issuance of licenses for basic education organized by the community. b. Issuance of licenses for early childhood education and non-formal education organized by the community.
- 2) Health sector, among others: a. Sub Affairs of Health Efforts by Provincial Government, including: Management of provincial SMEs and referrals at the provincial level/across Districts/Cities; Issuance of class B hospital licenses and health service facilities at the provincial level. b. Sub Affairs of Health Efforts by District/City Governments, including: Management of District/Municipal SMEs and referrals at the District/Municipal level; Issuance of licenses for class C and D hospitals and health service facilities at the District/Municipal level.
- 3) the field of public works and spatial planning by the Regency/City Government, among others: sub-affairs of Natural Resources include among others Natural Resources Management; sub-affairs of Drinking Water, including Management and development of SPAM; sub-affairs of Waste, including Development of Waste Systems and Management; sub-affairs of Wastewater include Domestic Wastewater Systems and Management; sub-affairs of Drainage, including drainage systems directly connected to rivers; Settlement sub-affairs covers the Implementation of infrastructure in settlements; Building sub-affairs covers the Implementation of building buildings in the district/city area, including the granting of building construction permits (IMB) and building function certificates (SLF); Road sub-affairs covers the Implementation of district/city roads; Spatial Planning sub-affairs covers the Implementation of district/city spatial planning.



- 4) in the field of public housing and settlement areas by the Regency / City Government, among others: a. housing sub-affairs include Provision and rehabilitation of houses for victims of district / city disasters, Facilitation of the provision of houses for people affected by relocation programs of the Regency / City Government, Issuance of housing construction and development permits, Issuance of building ownership certificates (SKBG); b. Settlement sub-areas include the issuance of construction and development permits for settlement areas, as well as structural and improving the quality of slum settlement areas with an area under 10 (ten) ha; c. Infrastructure, Facilities and Public Utilities (PSU) sub-areas include the Implementation of housing PSU.
- 5) environmental sector (optional mandatory affairs / not related to essential services) by the Regency / City Regional Government, among others: a. Guidance and supervision of businesses and/or activities for which environmental permits and PPLH permits are issued by the Regency/City Government, waste management. b. Issuance of permits for waste recycling/waste processing, waste transportation, and final waste processing organized by the private sector. c. Guidance and supervision of waste management organized by the private sector.

The substance of the affairs shared between the Central Government and the provincial and district/city Regions above, including the authority in management which includes the authority of Regional Apparatus to manage management elements which include facilities and infrastructure, personnel, work methods and the implementation of management functions which include planning, organizing, implementing, coordinating, budgeting, supervising, researching and developing, standardizing, and managing information in accordance with the substance of government affairs.

Each of these regional government affairs is contained in a provincial/regency/city regional apparatus organization in the form of a provincial/regency/city agency. Although it does not mean that each handling of local government affairs must be formed into a separate organization.

From the overall description above and subsequently used in this study, the definition of BMN/D recipient stakeholders is the Ministry / Institution / SKPD in accordance with the authority/mission of the K / L / SKPD concerned including other parties that can receive/use BMN/D in accordance with statutory provisions. In relation to the transfer of BMN/D which results in the transfer of ownership to the recipient, the Recipient / User of BMN/D (building/infrastructure) can be the owner of the building/infrastructure, and/or the User of the building/infrastructure in accordance with the authority/function of the User and the function/designation of the Building / Infrastructure determined.

2.4. Concept of CSRRP (*Central Sulawesi Rehabilitation and Reconstruction Project*)

The Ministry of Public Works and Public Housing (PUPR) in Presidential Instruction of the Republic of Indonesia Number 10 of 2018 concerning the Acceleration of Post-Earthquake and Tsunami Rehabilitation and Reconstruction in Central Sulawesi Province and Other Affected Areas and Presidential Instruction of the Republic of Indonesia Number 8 of 2022 concerning the Completion of Post-Earthquake Rehabilitation and Reconstruction, Tsunami



and Liquefaction in Central Sulawesi Province is tasked with carrying out and completing rehabilitation and reconstruction including the construction of permanent housing for disaster-affected residents, public infrastructure, educational facilities, health facilities, religious facilities, and economic support facilities and basic infrastructure affected by the earthquake, tsunami and liquefaction.

The implementation of rehabilitation and reconstruction by the Ministry of PUPR is supported by financing from the World Bank through the *Central Sulawesi Rehabilitation and Reconstruction Project (CSRRP)*. This project supports the Government's recovery program in Central Sulawesi and provides support in the form of rehabilitation, reconstruction, and reducing potential losses experienced by the community, especially economic losses caused by future disasters (earthquakes, liquefaction, tsunamis) and other disaster events by improving the quality of public facilities and residential settlements in Palu City, Donggala Regency, and Sigi Regency, Central Sulawesi Province.

1. Project Components

Based on the CSRRP POM, this CSRRP Project provides 3 component activities, namely: (1) Resilient Construction of Permanent Housing Units and Settlement Infrastructure, (2) Resilient Reconstruction and Strengthening of Public Facilities, and (3) Project Implementation Support. Components 1 and 2 can be outlined in the following table.

Table 9. CSRRP Project Funding Components

CSRRP Funding Component	Activity Sub-component	Form of Fund Usage	Post-Construction Follow-up
Component 1. Provision of shelters and settlement infrastructure	Provision of Special Houses along with basic plot infrastructure in Regional, Satellite and Independent Huntap	Contractual with Construction Service Provider	Will be donated to local government/community
	Provision of Settlement Infrastructure/PSU for Services at Regional/Satellite Shelter locations		Will be donated to local government
	Provision of Settlement Infrastructure for Services at Non-Huntap locations		
	Provision of Neighborhood Scale Infrastructure (ISL) for services in Non-Huntap locations	Block Grant with Community Self-Management	To be Transferred to Local Government/Village Government
Component 2.	Rehab/Recon Health Facilities	Contractual with Construction Service Provider	Will be Granted to Local Government (Existing Management SKPD/UPT)
	Rehab / Reconstruction of Fasdiksar assisted by Dikbud		
	Public Facility Rehab/Recon (Sigi Regent's office)		
	Rehab/Recon of Higher Education Facilities (UNTAD)		



CSRRP Funding Component	Activity Sub-component	Form of Fund Usage	Post-Construction Follow-up
Rehab and Recon of Public Facilities	Rehab / Reconstruction of Public Facilities (Kejati Central Sulawesi office, Fasdiksar assisted by Ministry of Religion, PIP2B Office, Central Sulawesi BNN Office)		Will be used by K / L BMN Users

Source: CSRRP POM

a) Provision of shelters

Provision of Huntap / Rebuilding of housing (houses along with basic plot infrastructure) in relocation locations for disaster victims who lost their homes due to tsunamis or liquefaction, or were affected by the enforcement of the prohibition of occupancy in the red zone (ZRB-4). Based on the scale and handling scheme, this relocation Huntap is divided into 3 (three) groups:

- Large-scale Huntap (Huntap Kawasan) is the relocation of Disaster Affected People (WTB) to a residential location proposed by the Regional Government with a fairly large scale location that will be equipped with settlement infrastructure and infrastructure, facilities and utilities.
- Medium Scale Shelter (Satellite Shelter) is the relocation of the PAPs to shelter locations proposed by the Regency/City Government with a relatively smaller and scattered area;
- Small Scale (Independent) Huntap is the relocation of the PAPs to a residential location proposed by the PAPs themselves with land ownership belonging to them and a location in a safe zone.

Land for large and medium-scale relocation areas must be in the ownership status of the LGU (not under any dispute). The local government is responsible for land acquisition, necessary permits and the processing of land and building ownership certificates. Ownership of land and buildings of area/satellite-scale shelter houses will be handed over to individual beneficiaries after construction, which is stipulated in the Regent/Mayor Decree. For independent relocation, the land is owned by individuals who must be able to prove its legality with proof of land ownership/certificate. The entire land must be verified as safe according to the provisions of disaster-prone zoning.

b) Provision of Settlement Infrastructure

Adequate and safe settlement infrastructure is provided for people relocated to new settlement locations (regional and satellite settlements). Settlement infrastructure can include Environmental Roads/Bridges and their complementary buildings, Drainage, Drinking Water Supply Systems, Wastewater Management, Solid Waste Management, Electricity networks, and public and social facilities such as RTP/RTH and community Halls. The number of needs is considered based on the number of people who will move and the location's capacity.



c) Neighborhood Scale Infrastructure (ISL)

The settlement infrastructure in component-1 also includes government grants for community-based activities (implemented by community self-management) that are focused on Neighborhood Scale Infrastructure (ISL), especially in urban villages/villages that are the location of relocation shelters (area, satellite, and independent) with infrastructure that is declining in service quality conditions, or requires service quality improvement.

For Component 2. Rehabilitation and Reconstruction of Public Facilities, includes Rehabilitation and Reconstruction of education, health, and other public facilities to have the same services as before the disaster.

Rehabilitation and reconstruction activities are carried out for moderately to severely damaged public facilities, both in their original locations (in-situ) and those that need to be moved to safer locations (rebuilding or new construction cannot be carried out in ZRB 3 and 4).

2. CSRRP BMN Needs Planning and Budgeting

The initial activity for CSRRP BMN management is the needs planning and budgeting activities accommodated in the APBN cycle through the Ministry of PUPR Budget Work Plan. Considering that the implementation of post-disaster rehabilitation and reconstruction activities in Central Sulawesi must be carried out immediately, urgent activities (rehabilitation and reconstruction of several buildings, planning for several permanent housing locations and public facilities and initial assistance for communities / WTB), are carried out using *Contingency Emergency Response Component* (CERC) funds in the *National Slum Upgrading Program* (NSUP) project, which also bridges the preparation of activity needs and technical planning for the CSRRP project so that CSRRP construction activities can begin immediately in 2020 along with planning for housing locations and public facilities that have not been accommodated in the CERC period.

BMN-CSRRP needs planning has been included in the Ministry of PUPR's strategic plan, which is poured into the annual work plan through elaborating the work plan. The Goods User will follow up the work plan at the beginning of each year by identifying BMN-CSSRP needs in accordance with the main tasks and functions carried out and adjusted to the Government Work Plan (RKP).

BMN-CSRRP needs have been stated in the CSRRP PAD, broadly speaking in 2 components: a). Provision of Huntap/Redevelopment of housing (houses along with basic plot infrastructure) in relocation locations and settlement infrastructure, and b). Rehabilitation and Reconstruction of Public Facilities, including Rehabilitation and Reconstruction of education, health, and other public facilities to have the same services before the disaster.

The initial details of the activities as outlined in the CSRRP POM 2019-2024, the latest with the CSRRP Activity List as of December 2023, include 39 construction work packages and 1 BPM package in the form of Money to the Community (Details of CSRRP activities are further described in the Work Packages).

CSRRP activities are budgeted through the DIPA of the Ministry of PUPR, among others:



- ☐ MAK [526113]: Building and Building Expenditures to be Handed Over to the Community/Regional Government for the Construction of Shelter Houses including PSUs therein;
- ☐ MAK [526114]: Expenditure on Roads, Irrigation and Networks to be Handed Over to the Community/Local Government for the procurement of Settlement Infrastructure (Roads, Drainage, SPAM SPALD-T, TPS3R, etc.);
- ☐ MAK 536111; AKUN Other Capital Expenditure, for UNTAD Central Sulawesi Rehab-Reconstruction activities
- ☐ MAK 533111; AKUN Capital Expenditure on Building and Construction for Rehab-Reconstruction of Central Sulawesi Attorney General's Office;
- ☐ MAK [526312]: Other Goods Expenditure Characteristic of Government Assistance for ISL-CSRRP implementation

3. CSRRP BMN Procurement (Activity Implementation Stages)

Procurement of Goods/Services is an activity that starts from identifying needs until the handover of work results. *Procurement* of goods and services for CSRRP projects financed from the state budget sourced from World Bank loans, then refers to the World Bank's Procurement Regulations for IPF Borrowers of July 2016, revised November 2017 and August 2018 (Bank's Regulation) and provisions in the Loan Agreement for all types of procurement. For procurement of goods, construction services and other services through National Competitive Procurement, PMU/PIU can refer to Presidential Regulation No. 16/2018 and its amendments as long as it does not conflict with the Bank's Regulations article 5.4 which is also stated in the procurement plan and by using tender documents approved by the World Bank. If there is any discrepancy between the Bank's Regulations and the Presidential Regulation, the Bank's Regulations shall prevail. The World Bank's standard tender documents must be used for international competitive procurement.

The implementation of BMN provision for Rehab-Recon activities after the Central Sulawesi disaster through the CSRRP project in contractual category activities includes the process of planning needs proposed by the Regional Government to PUPR, budgeting and the process of asset procurement through PUPR can be described as shown below.

a). Stages of Activity Implementation of Contractual category activities

The implementation of BMN provision for Rehab-Recon activities after the Central Sulawesi disaster through the CSRRP project in contractual category activities includes the process of planning needs proposed by the Regional Government to PUPR, budgeting and the process of asset procurement through PUPR can be described as shown below.

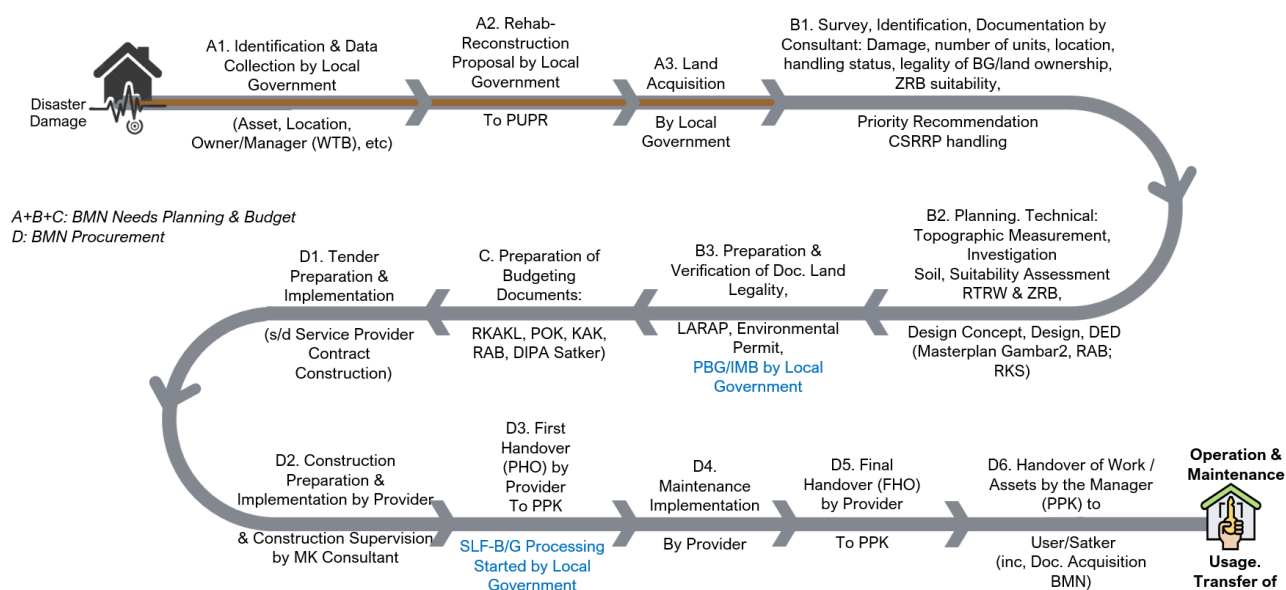


Figure 4. CSRRP Contractual Activity Implementation Process

From this mechanism, after the entire construction process of each work package is 100% complete, an inspection is carried out, a commissioning test is carried out and it has been declared that it meets the provisions, criteria/specifications stated in the contract (ready to use), then a handover is carried out from the provider to the PPK.

Project Handover and Maintenance Period by Provider

After the work is completed per the provisions contained in the Contract, the Provider submits a written request to the PPK to submit work results. Provisions for Handover of Construction Work results can be described as the following table.

Table 10. Handover of Construction Work Results

First Handover (Provisional Hand-Over/PHO)	Final Handover of Work Results (Final Hand-Over/FHO)	Handover of Work Results from PPK to PA / KPA
<ul style="list-style-type: none"> - After the work is completed in accordance with the provisions contained in the Contract, the Provider submits a written request to the PPK for submission of work results; - Before the handover, PPK conducts an inspection of the work results, which can be assisted by the Supervisory Consultant and the technical team; - Inspection is carried out on the conformity of the work results to the criteria/specifications stated in the Contract; - If the inspection of the work results is not in accordance with the provisions stated in the Contract and/or defects in the work 	<ul style="list-style-type: none"> - After the Maintenance Period ends, the Provider submits a written request to the PPK for the final submission of the work. - PPK after receiving the submission orders the Job Supervisor / technical team to conduct an inspection (and testing if necessary) of the work results. - If in the inspection of the work results, the Provider has carried out all its obligations during the Maintenance Period 	<p>After signing the BAST, the PPK to sign the Contract submits the work results to the PA / KPA. The mechanism for handing over the results of work from PPK to PA/KPA is carried out based on statutory regulations.</p>

First Handover (Provisional Hand-Over/PHO)	Final Handover of Work Results (Final Hand-Over/FHO)	Handover of Work Results from PPK to PA / KPA
<p>results, PPK orders the Provider to repair and/or complete the work deficiencies;</p> <ul style="list-style-type: none"> - If the inspection of the work results is in accordance with the provisions stated in the Contract, the PPK and the Provider sign BAST PHO; - Payment is made at 95% (ninety-five percent) of the Contract Price. In comparison, the 5% (five percent) is retention during the maintenance period, or payment is made at 100% (one hundred percent) of the Contract Price. The Provider must submit a Maintenance Guarantee of 5% (five percent) of the Contract Price. 	<p>properly and following the provisions stated in the Contract, the PPK and the Provider sign the Final BAST of the Work.</p> <ul style="list-style-type: none"> - PPK must make payment of the remaining unpaid Contract Price or return the Maintenance Guarantee 	
Maintenance Period of Construction Work by Provider		
<ul style="list-style-type: none"> - The Provider is obliged to maintain the work during the maintenance period so that the condition remains as it was at the time of the first delivery of the work. - After the maintenance period ends, the Provider submits a written request to the PPK for the final submission of the work. - PPK accepts the final submission of work after the Provider has properly carried out all its obligations during the maintenance period. PPK makes payment of the remaining unpaid contract value or returns the Maintenance Guarantee. - If the inspection of the work results is in accordance with the provisions stated in the Contract, the PPK and the Provider sign the final Handover Report. - The minimum maintenance period for permanent works is 6 (six) months. 		
<p><i>Source: LKPP Regulation 12 of 2021 concerning Guidelines for the Implementation of Government Procurement of Goods / Services through Providers</i></p>		

From these stages, the goods in the form of assets from the work of the Provider are physically obtained by the Satker (BPPW / BP2P-PUPR) for the first time since the submission by PPK after PHO. Still, it has not been completed administratively until PPK's submission after FHO. With the submission of the results of work by PPK to the Satker after FHO, the Asset is fully obtained by the Satker / KPA.

With the full acquisition of assets by Satker / KPA after FHO, administratively for assets that from the beginning of the planning are intended to be handed over to the local government/community and after previously obtaining grant approval in accordance with statutory provisions, a Grant Agreement and / or BAST Handover of grants can be carried out to the relevant recipient Stakeholders.

Implications of PHO-Maintenance Period-FHO on Operation and Grants

With the completion of PHO, the built asset is ready to be operated. Thus, the asset can be operated by the recipient stakeholders.



Given that the grant approval process takes a relatively long time, with the completion of PHO, the process of preparing the administration and submission of asset grants can begin with the hope that the issuance of grant approval can coincide with the completion of FHO so that the agreement / BAST Grant can be immediately implemented to the relevant recipient stakeholders.

FHO implementation is carried out after the completion of all provider obligations during the maintenance period. The maintenance period has been stipulated in the contract document. Thus, the FHO implementation time follows the maintenance period. With the process of applying for grants after PHO or during the asset maintenance period by the Provider, there will be 2 conditions related to the grant process, especially for the agreement / BAST Grant stage to the recipient of the asset, namely:

- ✓ in the event that the issuance of grant approval is faster than the completion of the FHO, then administratively the Grant agreement/BAST will wait for the completion of the FHO to be implemented; or
- ✓ suppose the grant approval is issued longer after the FHO. In that case, there will be a responsibility on the part of the Satker / KPA to carry out the maintenance of assets outside the Provider contract until the asset is carried out the agreement / BAST Grant to the recipient stakeholder.

b). Stages of Activity Implementation & Utilization of BPM ISL CSRRP at the Community/Village Level

The Central Sulawesi Post-Disaster ISL-CSRRP activity is government assistance provided in the form of money and is included in other types of assistance that have the characteristics of Government Assistance following the Minister of Public Works and Public Housing Regulation No. 24/PRT/M/2016 concerning Mechanisms for Implementing the Government Assistance Budget at the Directorate General of Human Settlements as amended by Minister of Public Works and Public Housing Regulation No. 25 of 2021 concerning Amendments to PUPR Regulation No. 24/PRT/M/2016 concerning Mechanisms for Implementing the Government Assistance Budget at the Directorate General of Human Settlements.

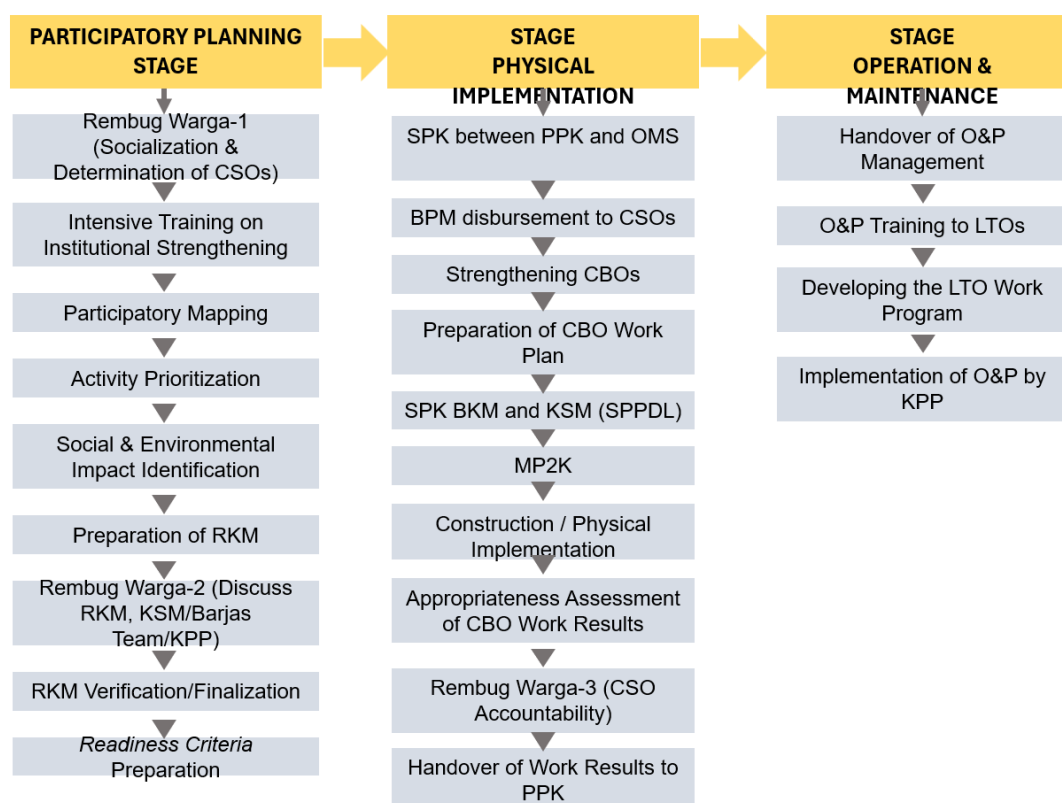
BPM is awarded by the Ministry of Public Works and Housing through the Directorate of Settlement Area Development (Dit. PKP), and Directorate General of Human Settlements (DGHS), to community-formed organizations (CSOs).

The ISL CSRRP program is implemented in a participatory manner by fully involving the community at every stage of the activities.

The implementation of ISL CSRRP activities began in May 2022, with a target completion date of July 2023 for all 27 target villages.

Broadly speaking, the implementation of CSRRP ISL activities at the community/village level includes the stages of Participatory Planning, Physical Implementation and Post-Construction (Operation and Maintenance) which can be described in the following diagram of the stages of ISL activities.





Source: Extracted from the General Guidelines for Implementation of ISL CSRRP Activities, 2024

Figure 5. Stages of Implementation of ISL CSRRP Activities at the Community/Village Level

At this stage, after participatory planning where the community has developed a Community Work Plan (RKM), a SPK is carried out between the PPK and the CSO. After the BPM funds enter the beneficiary's OMS account, the implementation of construction activities begins. For the implementation of construction, a self-help group (KSM) is formed from the beneficiaries as the construction / physical executor.

After the physical activities are completed, the results of the ISL activities can be utilized by the target community. Following the ISL activity mechanism, a KPP is formed from the beneficiary community from the beginning of the participatory planning period to manage the utilization and maintenance of the ISL.

At the handover stage of ISL activities, there is no PHO, maintenance period and FHO mechanism as in contractual activities through Service Providers, but rather a handover mechanism of activity results by OMS to PPK after all physical work is completed, and then the Provincial Satker/PIU hand over management to the district/city local government or village government of the target location. Then the Local Government/Village Government will hand over the O&M Management to KPP as a Local Government/Village Government partner.

4. Operation, Maintenance and Development Plan CSRRP Assets

In Use Management, activities include operating, maintaining, including developing BMN/D as needed. In general, the scope of each activity includes:

1) Scope of Activities Operate

Operation of buildings/infrastructure is an activity carried out by the Recipient/User in managing the operation of buildings/infrastructure, including activities to utilize or use buildings/infrastructure and operate all supporting facilities/installations/equipment properly according to their functions including administration of buildings/infrastructure. The operation of the building/infrastructure can provide benefits to provide basic services to the beneficiary community and/or regional government in order to carry out services to the community.

2) Scope of Maintenance Activities

Maintenance Activities are activities carried out by the Recipient/User to manage the maintenance of buildings/infrastructure, including activities related to routine maintenance and maintenance/repair of infrastructure/buildings and all supporting facilities/installations/equipment.

Maintenance Objective:

- 1) Extend the useful life of assets (i.e. any part of a workplace, building and its contents).
- 2) Ensure optimum availability of equipment installed for production (or services) and obtain the maximum possible investment return.
- 3) Ensure operational readiness of all equipment required in an emergency at all times.
- 4) Ensure the safety of the person using the facility.

3) Scope of Activities Develop

Activities to develop buildings/infrastructure are activities carried out by the Recipient/User in managing the development of buildings/infrastructure, including increasing capacity or expanding services or improving service quality or improving the quality of production and operation of infrastructure/buildings and all supporting facilities/installations/equipment.



CHAPTER 3 STUDY METHODOLOGY

3.1. Scope of Study

The study objectives and key questions in the TOR form the basis of the scope of the substance or themes studied in this study. There are six themes of study substance, namely: 1) Types of Project Assets, 2) End Beneficiary Stakeholders, 3) Asset Acquisition Status, 4) Asset Transfer Method and Status, 5) Capacity Readiness of the Receiving Local Government, and 6) Capacity Readiness of the Local Government to Operate, Maintain and Develop the Assets.

The scope is diagrammed as described in the following figure.

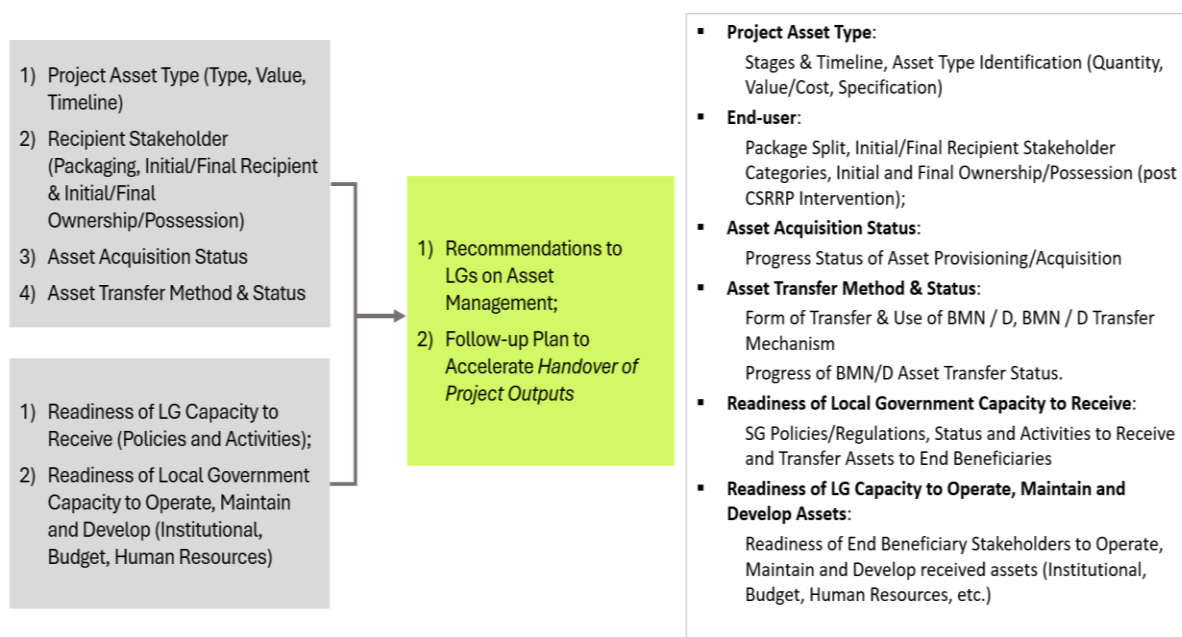


Figure 6. Scope of CSRRP Asset Management Study

3.2. Approach

The study used a qualitative approach with a case study strategy to understand and draw lessons from the implementation of asset management, focusing on the process/methods and the readiness of the local government to receive and manage assets from the CSRRP project.

This study examines 6 (six) case locations of asset management activities with different characteristics of the process and procedures. The study documented the types of project assets and recipient stakeholders, the asset transfer mechanism applied, the status of asset acquisition/transfer, the sequence of events and activities, the readiness of the local government to receive, operate, maintain and develop the assets received from the aspects of institutional, budget, human resources, etc., as well as asset management lessons learned from the experience of each case according to the scope of the issue that the key question is trying to answer. Documentation of the knowledge of all cases is the basis for obtaining asset management

recommendations to the Local Government/Manager and action plans to accelerate the transfer of CSRRP project assets.

3.3. Case Study Population and Sample

The study population is the recipient/end-user of CSRRP project assets that will be handed over to the Local Government, representing all categories of end-users. The final recipient category is carried out by grouping the final recipient stakeholders on the way/form of use and/or alienation of BMD, namely:

- 1) BUMD (by way of Regional Capital Participation);
- 2) UPT/D (by way of BMD Use Status Determination);
- 3) SKPD/Dinas (by way of BMD Use Status Determination);
- 4) School Management (assisted by Dikbud) by way of BMD Use Status Determination;
- 5) Individuals, including institutions/foundations managing/owning Private Schools by way of BMD Grants;
- 6) Partnership (Partnership between Local Government/Department or Village with KPP);

The location selection diagram can be described below.

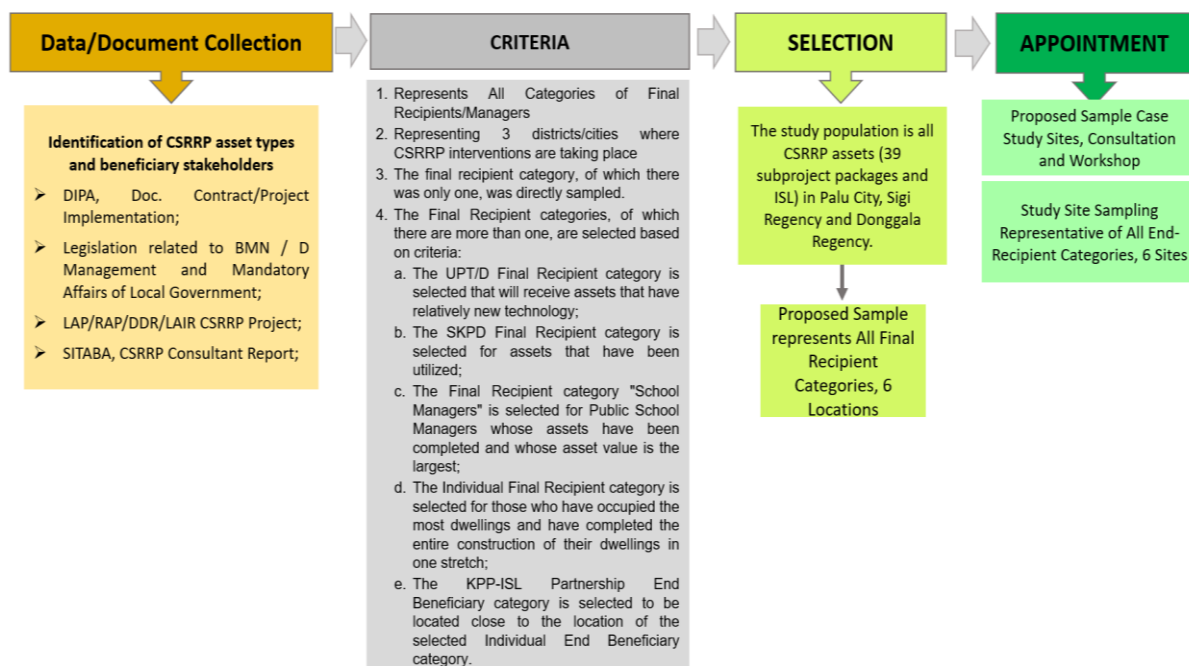


Figure 7. Flowchart of Sample Site Case Selection

Criteria:

1. Represents the entire category of ultimate recipients of donated CSRRP assets;
2. The selected cases represent three districts/cities where CSRRP interventions have been conducted;
3. At least one final recipient holder represents all final recipient categories;

4. The final recipient category has only one directly sampled. Final Recipients in this category will receive 7 types of assets, the case focuses on the type of asset with the greatest value;
5. The Final-Recipient categories, of which there are more than one, are selected based on criteria:
 - a. For the Final-Recipient Category, UPT/D is selected to receive assets that have relatively new technology and/or no management experience;
 - b. In the Final-Recipient Category SKPD/Dinas are selected whose assets have been utilized;
 - c. In the Final-Recipient Category "School Managers", School Managers of public schools whose assets have been completed in Sigi Regency with the highest asset value were selected;
 - d. In the Individual Final-Recipient Category, those who have occupied the most dwellings and have completed the entire construction of their dwellings in one stretch are selected;
 - e. In the KPP-ISL Partnership End Beneficiary Category, the location of the KPP-ISL Partnership End Beneficiary category was selected to be close to the location of the selected Individual End Beneficiary category;

The distribution of the number of activities in each Final Recipient Stakeholder Category is as described in the following table.

Table 11. Population of Final Recipients of Donated CSRRP Assets

No.	Final-Recipient Category	Palu City	Sigi district	Donggala district	Total
1.	BUMD/PDAM	1	-	-	1
2.	UPT/UPTD	3	2	-	5
3.	SKPD/Dinas	3	4	2	9
4.	School Manager	5	4	-	9
5.	Individual	2.625	508	747	3.880
6.	KPP-ISL Partnership	8	8	11	27
TOTAL		2.645	526	760	3.931
<i>The unit used is the number of types of Recipient Institutions, KPP is calculated as 1 per Subdistrict/ Village</i>					

The sample of case locations was selected from the criteria above, as shown in the following table.

Table 12. Selected Case Study Samples

No.	Final-Recipient Category	Recipient Institution/Party	Assets to be received/managed	District/City
1	BUMD	PDAM	SPAM IPA 2x30 LPD Poboya, SPAM Huntap Tondo-1, Tondo-2, Talise, Untad, Poboya, Polda	Palu City
2	UPT/D	UPTD Wastewater Treatment Unit	SPALD-T Talise Huntap	Palu City
3	SKPD/Dinas	D L H	TPS-3R Huntap Pombewe	Sigi district
4	School Manager	School Manager	Manager of SMPN 19 Sigi	Sigi district
5	Individual	Resident WTB	Tompe Satellite Huntap Special House (1,2,3)	Donggala district
6	KPP-ISL Partnership	KPP-ISL	Settlement Infrastructure/ISL Tompe Village	Donggala district



3.4. Study Variables and Indicators

Based on the study questions, the following study variables and indicators were compiled to obtain field data in accordance with the aims and objectives. The details of the variables and indicators are as follows:

Table 13. Study Variables and Indicators

Destination	Key Question	Variables	Indicator
1. Mapping project assets in relation to receiving stakeholders.	How does the project asset map relate to the recipient stakeholders?	a. Project Asset Type	1. Asset type of shelter house mapped 2. Mapped settlement infrastructure asset types 3. Mapped public infrastructure asset types
		b. Stakeholders who received	1. Local governments/institutions/communities that will receive mapped out 2. Mapped Initial and Final Ownership/Possession 3. Regulations related to Institutions/Asset Users
		c. Asset Acquisition Status	1. Progress Status of Contract Implementation 2. Progress Status <i>Provisional Hand Over</i> (PHO), <i>Final Hand Over</i> (FHO) 3. Progress Status of Berita Acara Serah Terima Operasional (BASTO)
		d. Asset Transfer Status & Method	1. Asset Transfer Status Progress 2. Regulations related to Asset Transfer Method 3. Satker's challenges and strategies in accelerating asset transfer
2. Assess/study the readiness of the local government's capacity to receive, operate, maintain and develop the <i>transferred asset</i> in terms of resources, budget and knowledge, etc.	What is the readiness of local government capacity to receive, operate, maintain and develop the transferred asset in terms of resources, budget, knowledge etc.?	a. Readiness of Receiving Capacity (HR, Budget, Institutional)	HR 1. Recipient institutions/communities' understanding of the stages of asset handover activities 2. Recipient institutions' understanding of the stages of asset handover activities (housing, settlement infra, public facilities) 3. Sufficient number of staff/team prepared by the receiving institution to carry out asset handover activities (housing, settlement infra, public facilities) 4. Experience of the recipient institution in carrying out similar asset handover activities (housing, settlement infra, public facilities) Budget 1. Source 2. Value/Allocation



Destination	Key Question	Variables	Indicator
			Institutional 1. The regulatory foundation prepared by the Regional Government; 2. Organization including Organizational Structure and Tupoksi 3. Handover activity 4. Regulations related to handover and Institutionalization of Asset Users Challenges and Strategies 1. Challenges and strategies in receiving assets
		b.Capacity Readiness Operate, maintain, develop (HR, Budget, Institutional)	HR 1. Knowledge/Skills/Experience 2. Number of people 3. HR capacity development Budget 1. Source 2. Value/Allocation Institutional 1. Regulatory foundation prepared by the Regional Government 2. Organization including Organizational Structure and Tupoksi 3. Regulations related to the use/maintenance of Assets 4. Operation, maintenance and development plan Challenges and Strategies 1. Challenges and strategies in managing assets
3. Provide recommendations to local governments on asset management.	What are the recommendations to local governments regarding asset management?	Recommendations to local government on asset management.	Provide recommendations to local governments on asset management.
4. Propose an action plan to accelerate <i>the handover of outputs of the project.</i>	What is the follow-up plan to accelerate the handover of outputs of the project?	Proposed follow-up plan to accelerate handover of project results	What are the proposed follow-up plans to the Satker/Balai to accelerate the handover of project results and asset handover?



3.5. Data Collection Methods

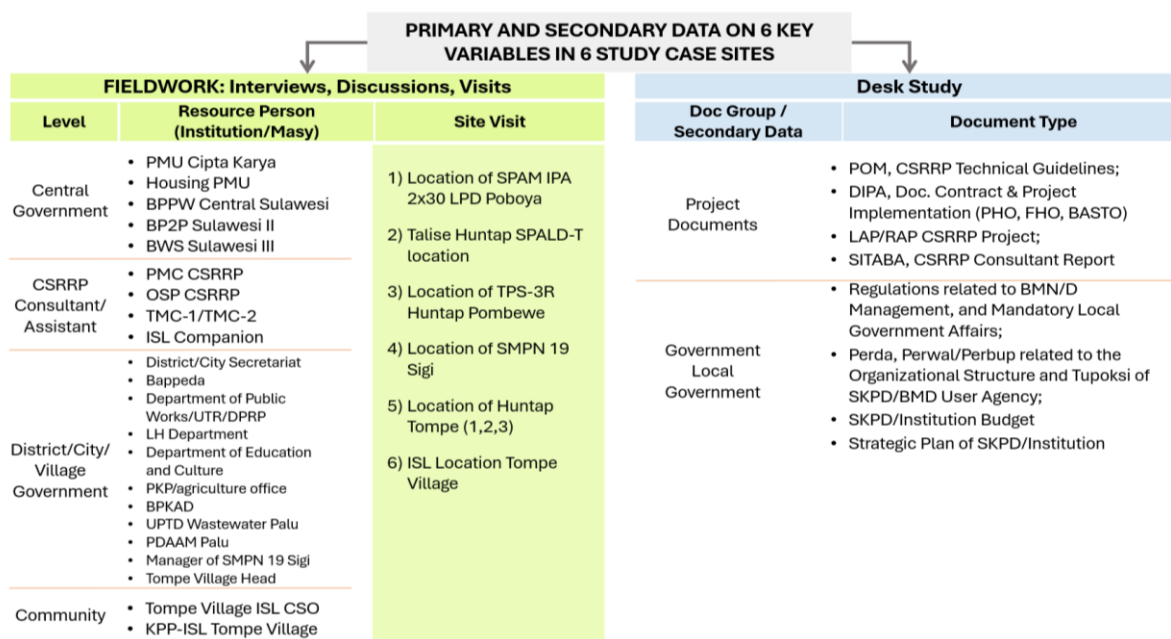


Figure 8. Data Collection Method

Data collection. Data was collected in two ways, namely; 1) Secondary data collection and document review (desk study), and 2) Fieldwork, i.e. in-depth interviews, focus group discussions, and observations. Desk study was conducted on official documents of the CSRRP Project and Government/Local Agencies. Project documents included: POM, Juknis CSRRP; DIPA, Doc. Contract & Project Implementation (PHO, FHO, BASTO), CSRRP Project LAP/RAP, SITABA and CSRRP Consultant Report. Documents from Government/Local Government include: Laws and Regulations related to BMN/D Management and Mandatory Affairs of Regional Government; Regional Regulations, Perwal / Perbup related to the Organizational Structure and Tusi SKPD / Asset User Agency, SKPD / Asset User Agency Budget and SKPD / Agency Strategic Plan.

Project documents in the form of contracts and docs. Project Implementation, Consultant's Report, LAP/RAP are used as a basis to identify the initial types of Project Assets, the initial institutional arrangements (Ownership/Management) of Assets before the disaster and after the CSRRP intervention, the progress status of CSRRP asset acquisition and transfer including to find out the problems of asset management as long as the data/information is available.

Fieldwork was conducted through field visits to conduct interviews with key informants. Focus group discussions were conducted at the city and kelurahan levels. This data/information collection activity was conducted to obtain new data/information and confirmation on specific themes, including; types of project assets, initial/ final beneficiaries, activity/asset management mechanisms, progress status of asset acquisition and transfer, as well as readiness to receive, operate, maintain and develop assets obtained from the aspects of budget, human resources, capacity and development plans. Focus group discussions involved relevant stakeholders, including; project consultants, implementing asset managers/beneficiaries. Observations were made in the field to confirm asset operation, maintenance and development implementation.

Photographs documenting field data collection activities are presented in Appendix I.

CHAPTER 4 STUDY RESULTS

4.1. Map of Project Assets Linked to Recipient Stakeholders across CSRRP Activities

4.1.1. CSRRP Overall Work Bundling

The Work Package is a reference for budgeting and implementing asset procurement. And the results/outputs of the work package in the form of assets become a reference for BMN registration of each work package. BMN registration into the Satker/KPB Goods Register is the basis for the list of assets proposed for grants to the Regional Government.

The procurement of assets through the implementation of rehabilitation and reconstruction after the Earthquake and Tsunami disaster in Central Sulawesi Province under the CSRRP-PUPR project can be divided into 2 (two) categories of fund allocation, namely:

- 1). category 1, contractual funding for:
 - ✚ components of Huntap development along with settlement infrastructure
 - ✚ public facility development component;
- 2). category 2, as a government grant for community-based activities implemented on a community self-managed basis for CSRRP's Neighborhood Scale Infrastructure (ISL).

The process of implementing the procurement/provision of category 1 assets is carried out through bundling of work to be carried out through one provider per package and for ISL to be carried out through one CSO per ISL-CSRRP target village. In general, the bundling can be described in the following table.

Table 14. CSRRP Construction Activity Programming

CSRRP Funding Component	Packaging	Number of Packages	Contract Value (Rp)	Category of Fund Usage/Pattern of Implementation
Shelters and Settlement Infrastructure	1. Construction of Huntap along with basic plot infrastructure	9 packages	738.869 billion	Contractual/Construction Service Provider
	2. Settlement Infrastructure Development	7 packages	383.370 billion	
	3. Drinking Water Infrastructure Development	7 packages	162.641 billion	
	4. Sanitation Infrastructure Development	2 packages	7,500 billion	
	5. Settlement Infrastructure Development (ISL)	1 package (27 Kel/Village)	45.750 billion	Government grant/Community self-management
Comp 2. Public Facilities	6. Construction of Basic Education Facilities and UNTAD	4 packages	329.844 billion	Contractual/Construction Service Provider
	7. Construction of Health Facilities	6 packages	87.535 billion	
	8. Construction of other Public Facilities (Government Offices)	4 packages	191.115 billion	
Total		40 packages	1.975 billion	
Non ISL Contractual Package		39 packages	1.929 billion	

Details of each package are presented in annex A.



Graphically, the distribution of the number of construction work packages and total contract costs can be described below.

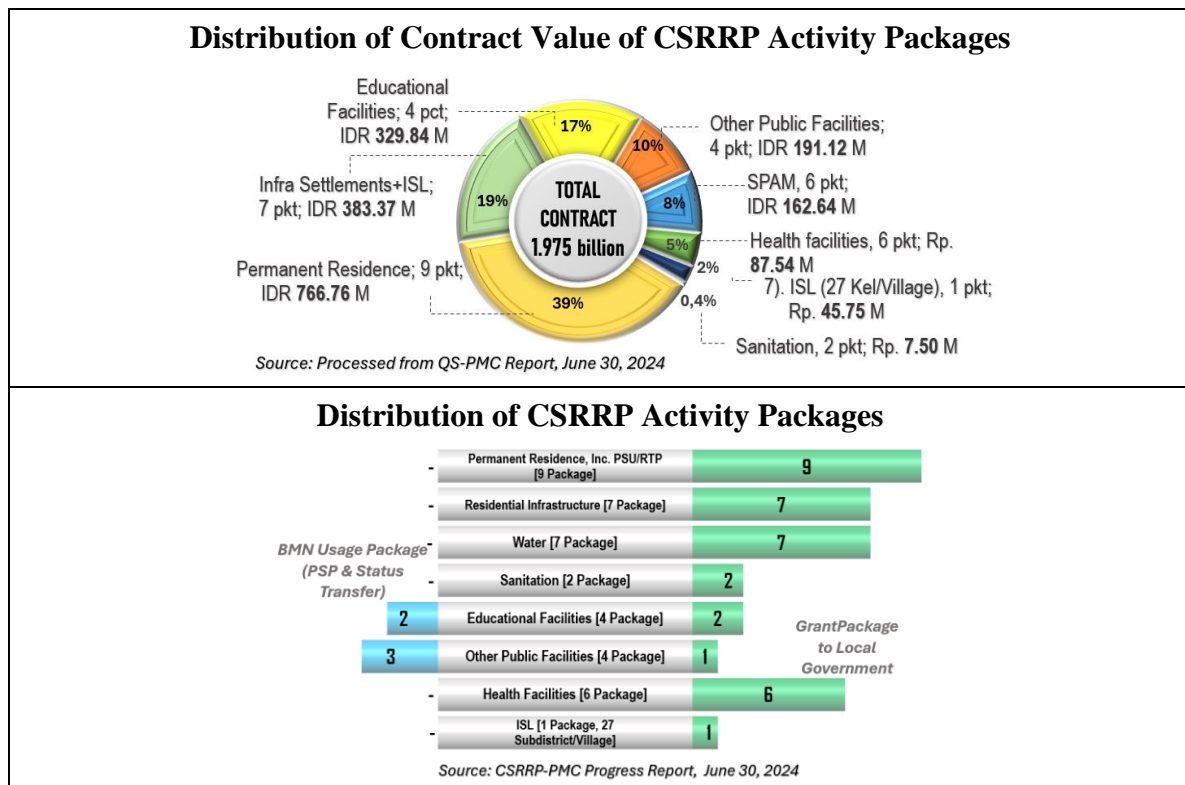
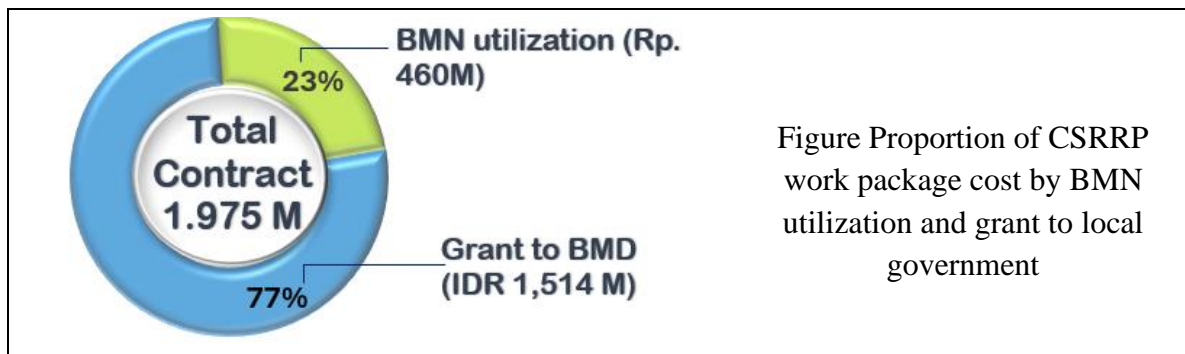


Figure 9. Distribution Chart of CSRRP Activity Contract Packages & Costs

The details of each work package, contract value and details of the location of beneficiaries of category 1 activities can be described as Appendix-A table.

Of the 39 work packages, there are 5 work packages whose assets will remain as BMN (Kejati Office, PIP2B, Fasdiksar Kemenag and BNN) while 34 other contractual work packages will be donated to the Provincial Government and 3 Districts / Cities, including 1 BPM-ISL Settlement Infrastructure package in 3 Districts / Cities.

In general, the work package whose assets will be donated to the Regional Government (Province, Regency / City) can be described below.



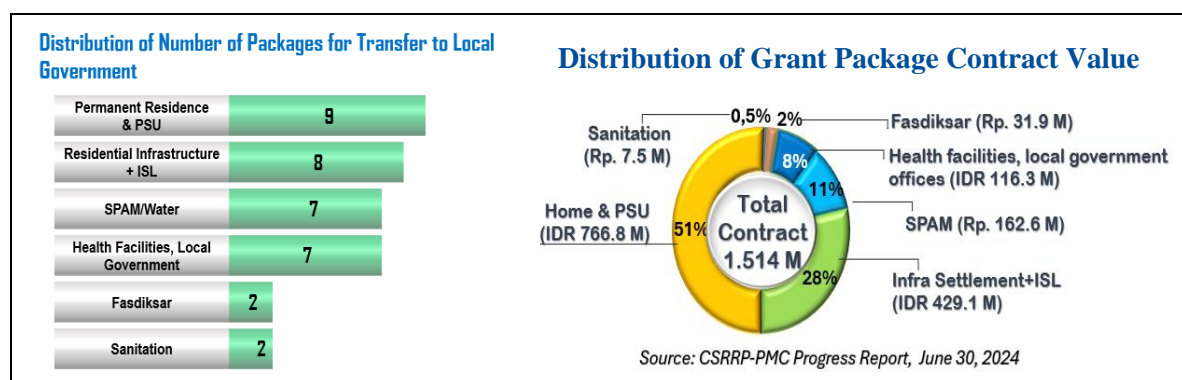


Figure 10. Distribution of CSRRP Activity Contract Packages & Costs for Grants to Local Government (34 Contractual Packages+1 ISL Package)

Progress Status of All CSRRP Construction Activity Packages

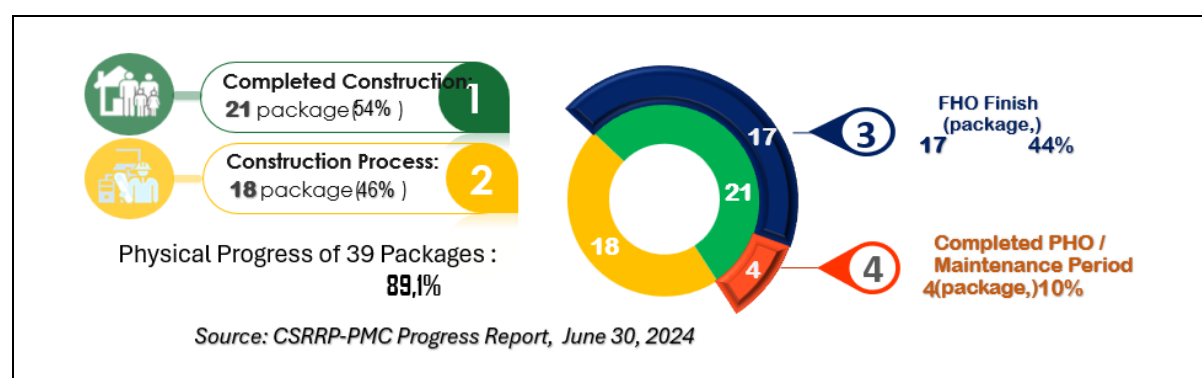
For all 39 CSRRP contractual packages, the Progress Status of Implementation, PHO, FHO, and BASTO for each work package can be presented as follows.

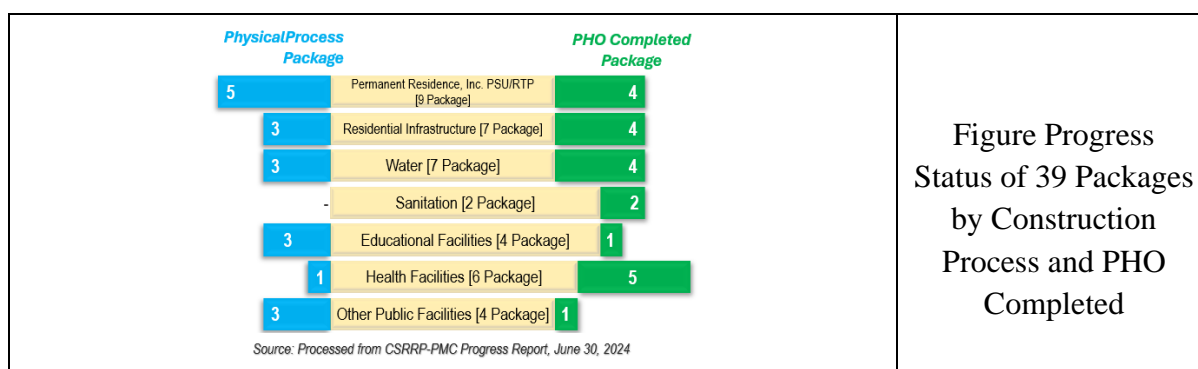
Table 15. Progress Status of CSRRP Activities Contractual Package

No.	Sector	Number of Packages	Physical Progress	Construction Process	PHO Completed	Under Maintenance	FHO Finish	BASTO Finish
1.	Huntap, Inc PSU/RTP	9	91,53%	5	4	1	3	1
2.	Settlement Infra	7	97,55%	3	4	0	4	3
3.	Drinking Water	7	88,01%	3	4	1	3	4
4.	Sanitation	2	100%	0	2	0	2	2
5.	Fasdik (Fasdihsar & UNTAD)	4	88,59%	3	1	1	0	1
6.	Health facilities	6	94,3%	1	5	1	4	2
7.	Other Public Facilities	4	57,7%	3	1	-	1	1
Total		39	89,06%	18	21	4	17	14

Source: Extracted from QS CSRRP Report, PMC, June 30, 2024

Graphically as presented in the following figure.





Source: Extracted from CSRRP Progress Report, PMC, June 30, 2024

Figure 11. Progress Status of CSRRP Activities (39 Contractual Packages)

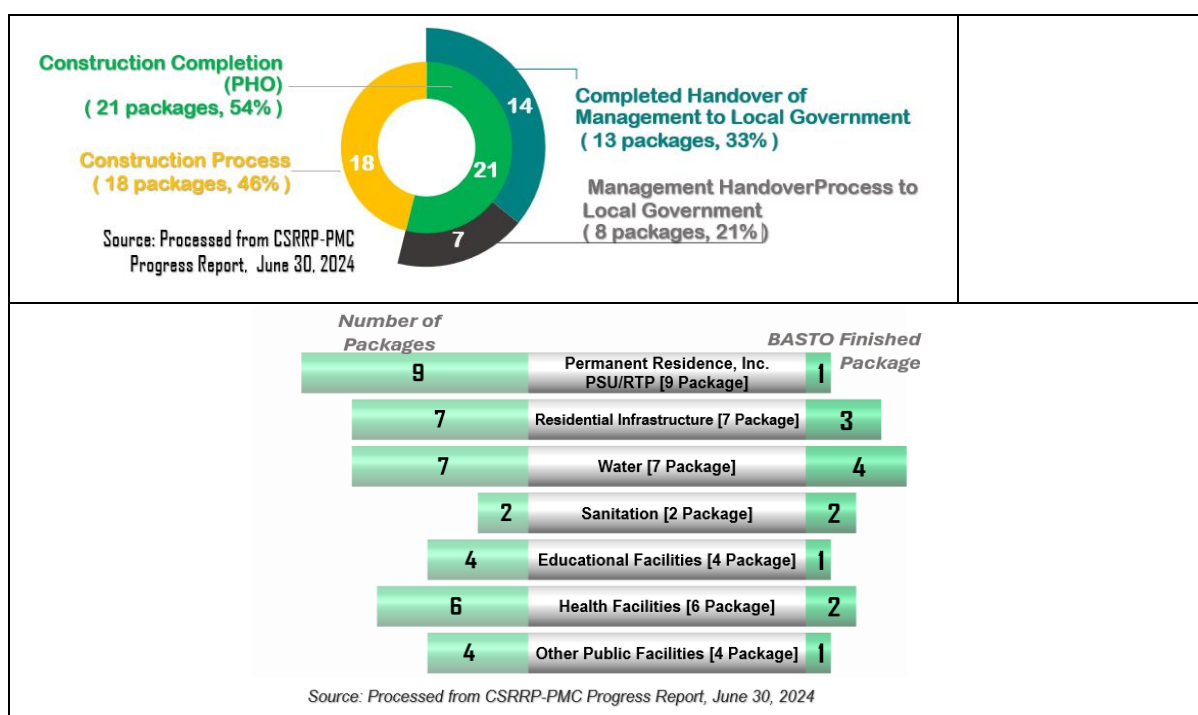


Figure 12. BASTO Status of 39 CSRRP Contractual Activity Packages

For the 34 contractual work packages whose assets will be donated to the Local Government, the progress of BASTO Status can be described as shown below.

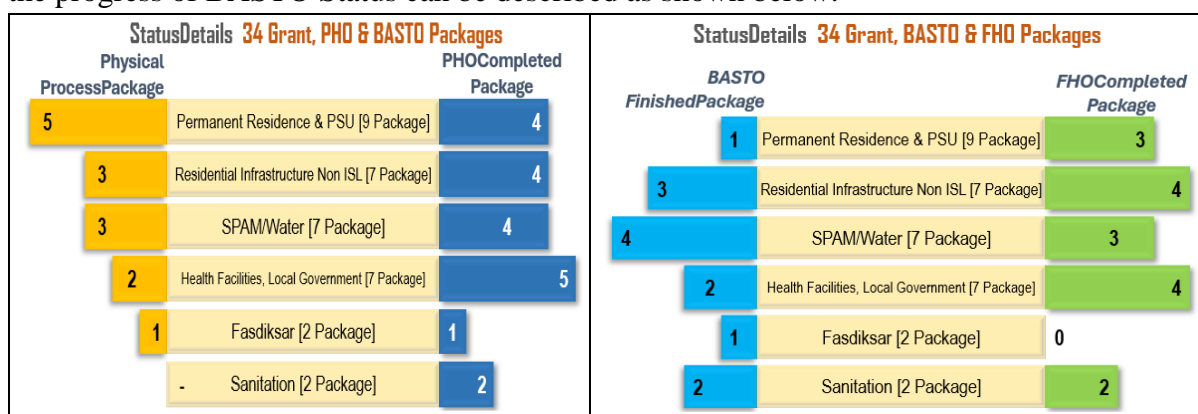


Figure 13. BASTO Status of CSRRP Contractual Activity Package for Grant to Local Government

4.1.2. Asset Type/Output Overall Construction Work CSRRP

Based on the scope of work on each construction work package, the type of asset that is the output of each Work Package is identified through:

- 1). Identify the type of asset based on the Target/Realized Output of each work package through discussions with PMC/OSP/TMC and or analysis of the Contract documents (RAB Contract + Drawing *Plan/Asbuilt-drawing*) of each Work Package;
- 2). Grouping asset types based on similarity of function or unity of service function or similarity of service location;

Based on the asset identification approach, it can be obtained from the implementation of category 1 activities (39 packages) will produce PUPR BMN assets classified based on BMN Classification of Inventory Assets and Fixed Assets and 1 package of BPM-ISL activities (Not recorded as BMN) can be described as follows.

Table 16. Types of CSRRP Assets by BMN Classification

CSRRP Funding Component	Types of CSRRP Assets by Function/Designation	Sub-Sub Group BMN Inventory or Fixed Assets	BMN Classification
Shelter and Settlement Infrastructure Component 1.	1). Neighborhood Road; 2). Environmental Drainage; 3). Drinking Water Supply System (SPAM), including IPA, Reservoir, Distribution/Service Pipelines, SR including SPAM Borewells; 4). Wastewater Treatment System (SPAL) includes SPALD-T and IPLT; 5). Green/Public Open Space Facilities 6). Public Lighting 7). Waste Management infrastructure, including TPS-3R buildings, SPA/TPS, waste transportation and processing equipment; 8). Socio-cultural Facilities (Community Meeting Hall	Road, Irrigation and Network	BMN PERSEDIA (To Be Handed Over/ Granted to the Community/Local Government)
	9). Special Post-Disaster House along with basic infrastructure unit lots	Building. Building	
Component 2. Public Facilities	10). Building facilities for kindergartens, elementary schools, junior high schools assisted by the Ministry of Education and Culture (partly including furniture) 11). Health Center Building Facilities, and Hospitals; 12). Public Facilities Local Government Office Facilities		BMN FIXED ASSETS
	13). Building of Univ. Tadulako and Fasdiksar assisted by the Ministry of Religious Affairs; 14). Other Public Facilities (Kejati Office, PIP2B Office, BNN Office)		



CSRRP Funding Component	Types of CSRRP Assets by Function/Designation	Sub-Sub Group BMN Inventory or Fixed Assets	BMN Classification
Shelter and Settlement Infrastructure Component 1.	15). BPM ISL (Neighborhood road, Bridge, Drainage, Talud, SPAM, MCK, Waste)	This is BPM in the form of money (<i>Block Grant</i>) to Masy /OMS so that the assets resulting from its activities are not recorded as BMN	
<p><i>Description:</i></p> <ul style="list-style-type: none"> ✓ <i>Post-Disaster Special Housing along with basic infrastructure of unit lots (including PLN Electricity, Waste Tubs, DPT Lot Boundaries and SR Drinking Water/SBR + SR Wastewater/Bioseptic tank).</i> ✓ <i>The coverage of asset types in all 39 CSRRP work packages for each recipient district/city is presented in Appendix B.</i> 			

From the table, it can be explained that:

- 1). For BMN ASET ASSETS to be Handed Over to the Community / Regional Government, a transfer will be carried out in the form of a Grant from PUPR to the Regional Government and then the Regional Government will follow up with the Use and/or alienation of BMD, especially the Special Housing Assets to WTB Residents and Private School Institutions / Foundations for Fasdiksar Buildings.
- 2). For BMN ASET TETAP, no grants are made to the Regional Government but will be used by K / L BMN Users, specifically for Fasdiksar, Assisted by the Ministry of Religion, it is possible that a direct grant can be made from PUPR to the Private School Owner / Manager Foundation and/or donated by the Central Sulawesi Ministry of Religion Regional Office after the Transfer of BMN Use Status from PUPR. Grants to Private School Owner / Manager Foundations can be made if the legal requirements of the grantee institution, according to statutory provisions, can be fulfilled completely.

4.1.3. Potential Contract Breaks for Work Packages CSRRP Contractuals for Grants to Local Governments

Each type of asset provides specific and different asset services/functions for each type of asset. The service function of each type of asset will determine the recipient of the asset (K/L/I/SKPD according to their main tasks and functions). Meanwhile, the asset acquisition value will determine the authority and time requirements for the grant approval process.

Ensuring that the transfer of assets is given to the right recipient stakeholders requires, among other things, the identification of asset types/groupings. The type/grouping of assets for Grants to Local Government in each work package can be done according to:

- ☐ by asset type, including by location or service area; or
- ☐ (such as networks for roads+drainage+SPAL+SWAM, etc.) for a single service area within a Regency/City or a combined service area per Regency/City.

The effort to approach the rupture of the package contract is carried out per work procurement package to maintain the source document of asset acquisition with consideration:

- ❑ Huntap work package contract:
 - Houses in Huntap can be broken down by Area, Satellite, Independent and Huntap location in each Recipient District / City;
 - PSU can be separated from the Shelter House according to the location of the Recipient Regency / City;
 - Houses in Independent Huntap can be grouped per Regency/District/Subdistrict WTB Recipients include supporting basic facilities/infrastructure;
- ❑ Contract for Settlement Infrastructure Work Package inside/outside the shelter:
 - Can be broken down by location of the shelter or service area or combined as Roads, Irrigation and Networks according to the contract package;
 - Can be broken down by Asset Type Group (Road, Drainage, SPAM, SPALDT, Solid Waste, PJU, RTP/RTH, Community Hall) or combined as Road, Irrigation and Network according to the contract package;
- ❑ Contracts for Building Work Packages, especially for the Fasdiksar package, can be broken down by location/Recipient-Manager or Recipient District/City Government.

By splitting the package contract, the type/group of assets and the acquisition value of assets will be identified as the basis for recording/registering Goods/BMN that have been obtained at Satker/KPA.

As an illustration of the types of assets in each work package and their relationship with the recipient stakeholders can be described as follows.

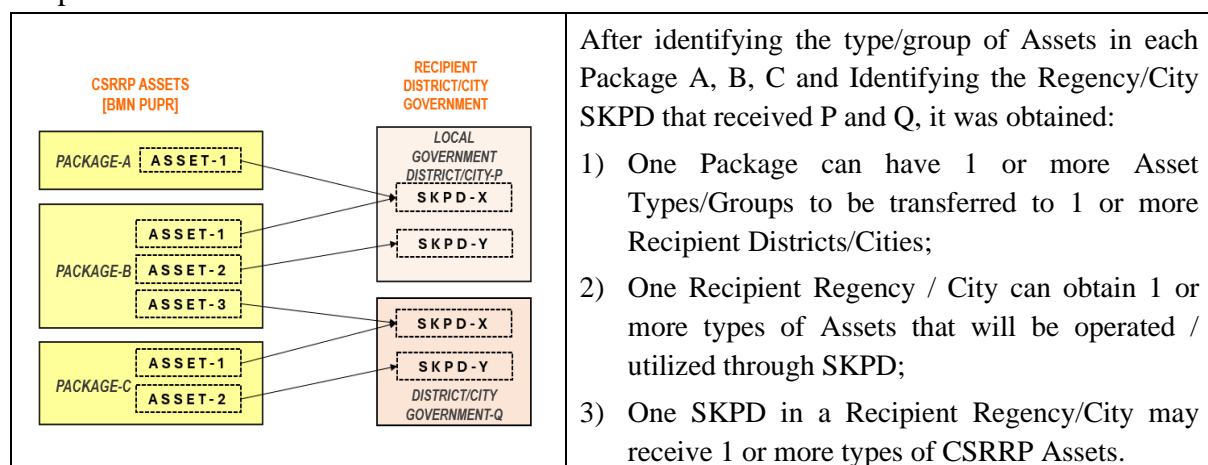


Figure 14. Illustration of Contract Split for CSRRP BMN Transfer to Local Government

The process of breaking a work package contract for BMN grants can be described as shown below.

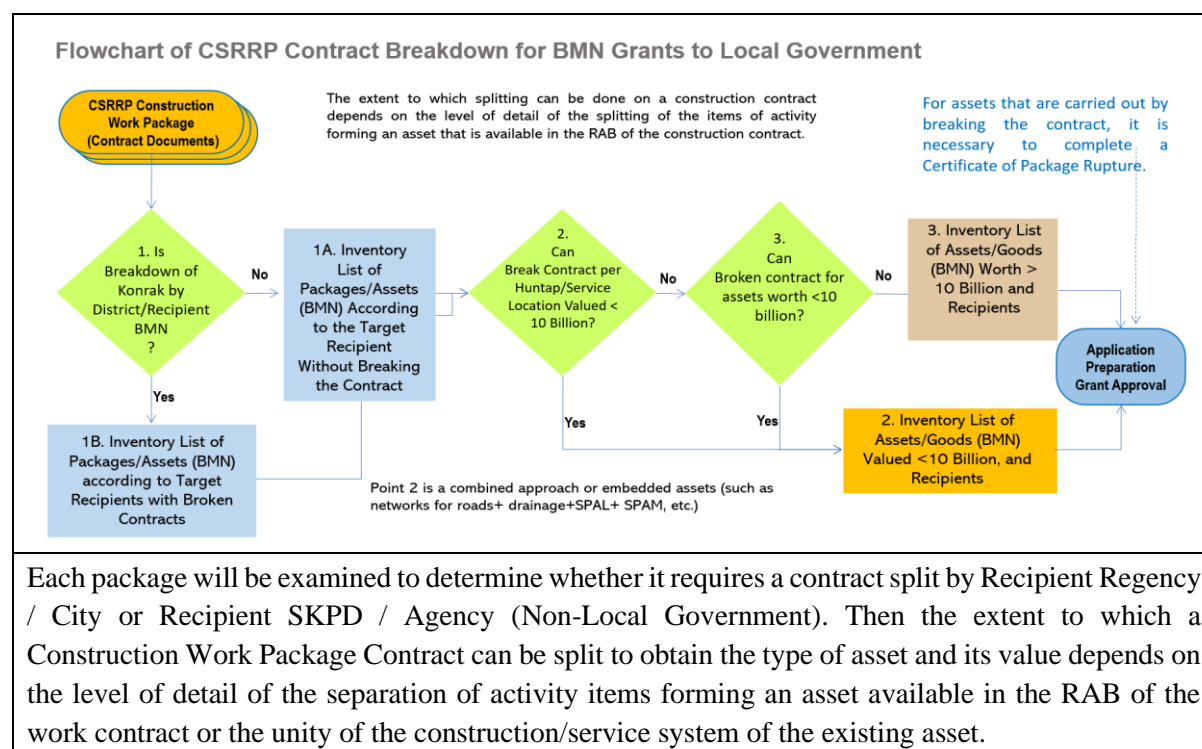


Figure 15. Flowchart of CSRRP Contract Breakdown for BMN Grants to Local Government

With this approach, especially in 13 contractual work packages, the potential for breaking the package contract can be described because the recipient of assets in one package is more than one Regency / City Government, as presented in the following table.

Table 17. Potential Contract Breaks for CSRRP Activities Contractual Package Grants to Local Government

PACKAGE NAME & CONTRACT VALUE		POTENTIAL CONTRACT BREAKAGE
SHELTER CONSTRUCTION (BP2P)		
1.2.1.	Huntap 2A [Rp. 131.757 M]	Can break the package contract for Regency / City shelter locations. Independent Huntap houses can be broken down by subdistrict/district. In one Huntap, the package can be broken according to the type of housing asset and settlement infrastructure asset. For houses in one shelter location, it can be broken down per block in one shelter and for Satellite shelter settlement infrastructure, it can be per type of infrastructure such as SPAM Borehole, Road/Drainage or a combination of shelter locations.
1.2.2.	Huntap 2B [Rp. 175.590 M]	
1.2.3.	Huntap 2C [Rp. 73.136 M]	
1.2.6.	2D Huntap [IDR 88.743 M]	
1.2.7.	Huntap 2E [Rp. 76.323 M]	
1.2.8.	Huntap 2F [Rp. 40.137 M]	
1.2.4.	Repair of Huntap 1A (CERC) [Rp. 3.580 M]	Only those that create new assets can be broken down by asset type in one Regency/City shelter location.
1.2.17.	RTP/RTH Huntap Satellite 1B [Rp. 27.635 M]	Asset types can be broken out in one shelter or per shelter location.
SETTLEMENT INFRASTRUCTURE DEVELOPMENT (BPPW)		
1.1.7.	Satellite housing supporting infrastructure [Rp. 27,890 M]	Can break contracts per District/City location & per Asset type

PACKAGE NAME & CONTRACT VALUE		POTENTIAL CONTRACT BREAKAGE
1.1.15.	Optimization of STPs in Palu City and Sigi Regency [Rp. 4.363 M]	Can break the contract per location District/City
1.1.16.	Optimization of TPS3R in Palu City and Sigi Regency [Rp. 2.50 M]	Can break the contract per location District/City
REHAB-RECON OF PUBLIC FACILITY BUILDING (BPPW)		
2.1.1	RR Fasdiksar [Rp. 19.873 M]	Can break the Fasdiksar per location contract per District/City/School
2.1.3	RR Fasdiksar 2A [Rp. 10.206 M]	

As an illustration of the coverage of asset types and target beneficiary locations in each CSRRP Contractual Activity package, it can be described in the table in Appendix C.

4.1.4. Stakeholders Receiving Overall CSRRP Assets

CSRRP Asset Recipient Stakeholders are Government Agencies or non-governmental organizations or individual communities that are the recipients/end users and are responsible for the operational management and maintenance of buildings/infrastructure. Non-governmental institutions include Regional-Owned Enterprises or non-commercial educational institutions that provide public services following statutory provisions.

Rehab-Reconstruction activities implemented in the CSRRP Project can be divided into rehab-reconstruction of existing public facilities and new construction for post-disaster special houses and settlement infrastructure in relocation shelter locations and/or rehab-reconstruction of new construction as an improvement/development of settlement infrastructure services in non-relocation locations (SPAM JDU+SR and ISL).

Based on the type of asset/output in each construction work package, identification of the recipient of BMD assets that will be handed over to the Local Government is carried out by means of:

- 1) Identify pre-disaster asset management/ownership such as building rehab-recon activities or In-situ/Non-Relocation Rehab-Recon;
- 2) Review the provisions related to beneficiaries of CSRRP activities as in the CSRRP POM and ISL-CSRRP Activity Technical Guidelines.

Following the CSRRP POM, it is emphasized that the results of CSRRP activities will benefit the communities and local governments affected by the earthquake, tsunami and soil liquefaction in Central Sulawesi, including: (i) people who lost their homes and/or are located in ZRB 4 due to the earthquake, tsunami and liquefaction; (ii) users of educational facilities, health facilities and other built public facilities; and (iii) people living around the relocation area.

Based on the initial manager/ownership of assets before the disaster, it can be obtained that Public Facilities in the form of the Central Sulawesi Attorney General's Office, PIP2B Office, BNN Office, UNTAD Building, Health Facilities (Puskesmas and RSUD), Fasdiksar both assisted by Dikbud and assisted by the Ministry of Religion and other Public Facilities (Government Offices) are known to be buildings that already have managers/ownership before



the disaster. While the Huntap House Building and settlement infrastructure are new infrastructure built through CSRRP, which identifying the recipients is done by linking the suitability of the function/designation of infrastructure with the authority of SKPD / Service / UPT / UPTD in handling mandatory affairs by the Regional Government and / or suitability with the SKPD / Service / UPT / UPTD.

Based on the approach of identifying the recipient stakeholders, the recipient stakeholders of the assets from the CSRRP activities can be obtained, namely:

1. Recipients of BMN Assets for Public Facilities are ministries/institutions, including non-commercial educational institutions that provide public services in accordance with statutory provisions.
2. BMD Asset Recipients (post BMN grant into BMD), namely:
 - 1) BUMD/PDAM organizes part of the mandatory affairs of the Regional Government in public services following statutory provisions for SPAM Infrastructure which will become Regional Capital Participation to BUMD (specifically Palu City);
 - 2) SKPD/Dinas that organize the mandatory fields/sub-affairs of Regional government following the field of infrastructure/buildings built by CSRRP and the authority/tupoksi of SKPD/Dinas, both existing public facility buildings or new settlement infrastructure;
 - 3) UPT/UPTD organizes the mandatory fields/sub-affairs of the Regional government according to the field of infrastructure/buildings built by CSRRP and the authority/tupoksi of SKPD/Dinas/UPT/UPTD, both existing public facility buildings or new settlement infrastructure;
 - 4) State School Managers/UPTD for Fasdiksar under the guidance of the Ministry of Education and Culture, including Foundations/Institutions of non-commercial education providers that organize public services following statutory provisions for Private Fasdiksar;
 - 5) Individuals (WTB Penghuni) for Post-Disaster Special House Buildings that have been determined in the Huntap Occupancy Decree by the Regent/Mayor;
 - 6) Beneficiary and Maintenance Group (KPP) partnerships with Local Governments/Village Governments as per policies established through ISL CSRRP activities;

The types of assets received/managed in each SKPD / Institution / BMD Final Recipient Community can be described in the following table.

Table 18. Summary of CSRRP-PUPR BMN Asset Final Recipients

Final-Recipient Category	SKPD/Institution/Masy. End Beneficiary Stakeholder	Number of Asset Types per District/City			
		PALU	SIGI	DONGGALA	AMOUNT
1. Individual		2.625	508	747	3.880
	WTB Area Huntap Recipients	2.309	-	-	2.309
	WTB Satellite Shelter Recipients	53	508	729	1.290
	WTB Independent Huntap Recipients	263	-	18	281
2. BUMD/PDAM	PDAM Palu	7	-	-	7



Final-Recipient Category	SKPD/Institution/Masy. End Beneficiary Stakeholder	Number of Asset Types per District/City			
		PALU	SIGI	DONGGALA	AMOUNT
3. SKPD/Dinas		33	34	88	155
	Donggala Transportation Department	-	-	73	73
	D L H Donggala	-	-	15	15
	Palu P U Office	16	-	-	16
	Dinas Perkim Palu	6	-	-	6
	D L H Hammer	11	-	-	11
	Sigi Regional Secretariat	-	1	-	1
	Sigi Perkim Office	-	15	-	15
	Dinas PUTR Sigi	-	17	-	17
	D L H Sigi	-	1	-	1
4. UPT/UPTD		15	11	-	26
	UPT. RSUD Anutapura Palu	10	-	-	10
	UPTD Waste Water Treatment Palu	4	-	-	4
	UPTD Puskesmas Tipo Palu	1	-	-	1
	UPT. RSUD Torabelo Sigi	-	2	-	2
	UPTD Air Minum Sigi	-	9	-	9
5. School Manager		5	4	-	9
	Manager of SD Inpres 2 Kawatuna	1	-	-	1
	Manager of SD Inpres 3 Birobuli	1	-	-	1
	Manager of SD Inpres Donggala Kodi	1	-	-	1
	Manager of Pembina Palu Kindergarten	1	-	-	1
	Adventist Junior High Foundation	1	-	-	1
	Manager of SD Inpres Maranatha	-	1	-	1
	SDN Lonja Manager	-	1	-	1
	Manager of SMPN 19 Sigi	-	1	-	1
	SD IT Foundation. Insan Gemilang	-	1	-	1
6. LTO Partnership (27 Kel. ISL)	KPP ISL CSRRP	120	86	99	305
Total		2.805	643	934	4.382
Due to the limited availability of data, Volume / Quantity uses units of buildings for Buildings / Special Houses for the category of Individuals and UPT / UPTD Faskes while in the category of BUMD, SKPD / Dinas, School Managers and KPP ISL Partnerships uses units of the number of types of assets per location of buildings or settlement infrastructure.					

Details per type of asset and category of Recipient Stakeholders per Regency/City Government are presented in the explanation of the BMN/D Final-Recipient Category hereinafter.



4.1.5. BMN Asset Transfer (Use and Transfer) Overall CSRRP Activities

In summary, the form of Use and Transfer of BMN/D can be described as shown below.

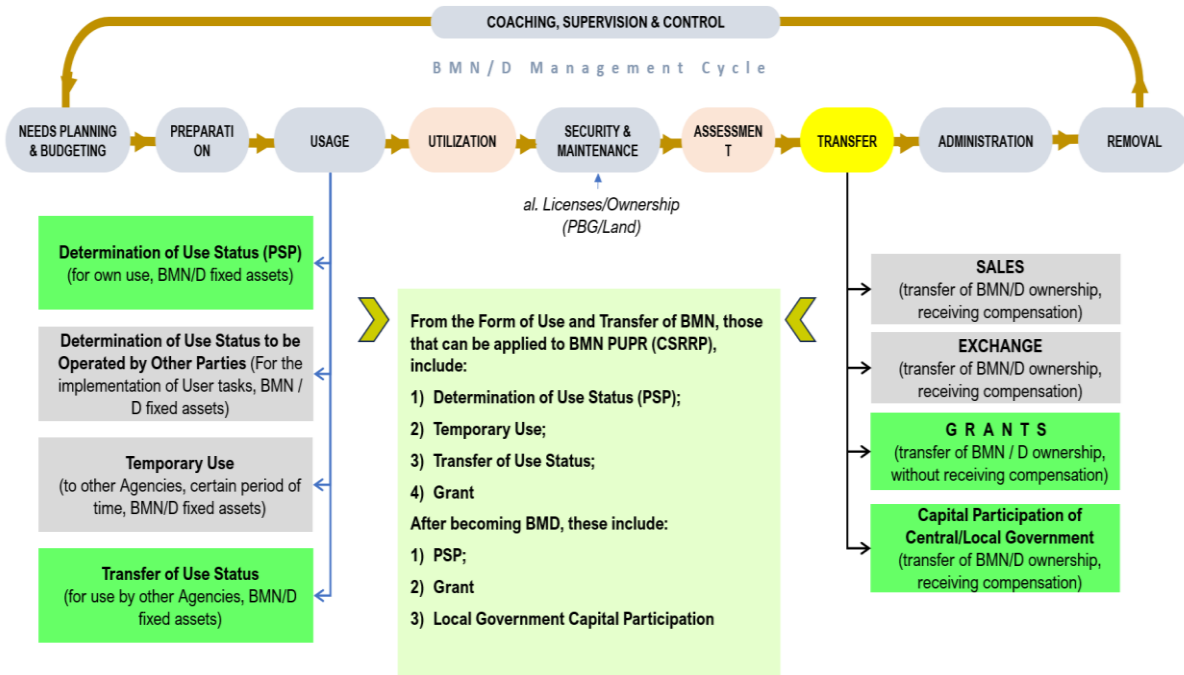


Figure 16. Form of Use and Transfer of BMN/D

From the description above, the forms of Use and Transfer of BMN that can be applied / will be applied to BMN (CSRRP), which was originally intended to be handed over to the local government/community, include 3 forms of Use and 1 form of Transfer, namely:

- a) Use with Determination of Use Status (PSP);
- b) Use with the Transfer of BMN Use Status to K / L;
- c) Use with Temporary Use of BMN;
- d) Transfer by way of BMN Grant to the Regional Government;

While the forms of Use and Transfer for BMD to End Users after the handover of BMN grants, include 1 form of Use and 2 forms of Transfer, namely:

- a) Use with PSP BMD at SKPD/Dinas/UPT/UPTD Users, including PSP BMD/BMDs for ISL activity results;
- b) Transfer by way of BMD Grant;
- c) Transfer by way of Regional Government Capital Participation to BUMD;

1. BMN Usage

The use of BMN resulting from CSRRP activities, including:

a. Determination of BMN Use Status (PSP BMN);

For the use of BMN PIP2B Office Building is done by submitting PSP BMN to the Goods Manager. The user is PUPR [Cq. BPPW Central Sulawesi].

b. Transfer of BMN Use Status

For the use of CSRRP-PUPR BMN, it will be carried out by transferring the status of BMN use including the Central Sulawesi Attorney General's Office Building; UNTAD Building, Central Sulawesi BNN Office Building and Central Sulawesi Ministry of Religion Assisted Fasdiksar Building.

Based on the BMN Use Status Transfer Decision given by the Goods Manager, it is followed up with the old Goods User (PUPR) handing over BMN to the new Goods User / BAST (Kejati, BNN, Kemenang Regional Office) and deleting BMN that is transferred from the List of Goods at the old Goods User (BPPW-PUPR) by stipulating a BMN deletion decision. Goods Users of Kejati, BNN, Regional Office of the Ministry of Religious Affairs conduct BMN administration and maintenance of the BMN they receive. The Goods Manager (Ministry of Finance) decides to determine BMN Use status for the Goods User of Kejati, BNN, Regional Office of the Ministry of Religious Affairs.

c. Temporary Use of BMN

After the construction is completed and PHO, BPPW / BP2P carries out Temporary Use of BMN through the Operational Handover (BASTO) mechanism or Utilization & Management to the Regional Government within a period of time until PUPR carries out the asset grant without changing the status of BMN Use. With BASTO BMN, the local government through SKPD / BUMD / WTB Occupants receives and carries out Temporary Utilization & Management of BMN Assets.

2. CSRRP BMN Transfer (CSRRP BMN Grant)

CSRRP BMN Grant Consideration

Presidential Instruction 10 of 2018 concerning the Acceleration of Rehab Recon after the Earthquake and Tsunami Disaster in Central Sulawesi Province and Other Affected Areas and Presidential Instruction 8 of 2022 concerning the Completion of Rehab-Recon after the Earthquake, Tsunami and Liquefaction Disaster in Central Sulawesi Province, which mandates:

- 1). The Ministry of PUPR is mandated to carry out the completion of rehabilitation and reconstruction, including the construction of WTC shelters, public infrastructure, educational facilities, health facilities, and economic support facilities and basic infrastructure affected by the earthquake, tsunami and soil liquefaction using funding from the state budget, loans and grants, and other legal and non-binding sources following statutory provisions;
- 2). The Mayor of Palu, Regent of Sigi, and Regent of Donggala are mandated, among others:
 - ☐ Receive and manage assets resulting from post-disaster rehabilitation and reconstruction activities originating from the state budget, grants, and other legal and non-binding sources in accordance with statutory provisions;
 - ☐ Conducting post-construction management of shelters for the sustainability of settlements at rehab recon shelter locations;
 - ☐ Conduct a joint inventory with relevant ministries/institutions of assets resulting from post-disaster rehabilitation and reconstruction activities originating from the APBN and



other legal and non-binding sources that will be handed over to the Regency / City Government, following statutory provisions.

CSRRP Implementation Guidelines, KAK Procurement of work packages states that assets resulting from CSRRP-PUPR activities will be handed over to the Local Government. In addition, the asset procurement budgeting planning document has also been in line with the DIPA Account used, including in 6 case locations, namely:

<input type="checkbox"/> MAK [526113]: Expenditure on Buildings and Structures to be Handed over to the Community/Regional Government <i>for the procurement of Tompe Huntap House Building and Fasdiksar Building (SMPN 19 Sigi)</i>	Produce BMN assets in PUPR that are recorded in the List of Goods Users / Authorized Users of Goods (Inventory Goods)
<input type="checkbox"/> MAK [526114]: Expenditure on Roads, Irrigation and Networks to be Handed Over to Communities/Regional Governments <i>for the procurement of Settlement Infrastructure (SPAM IPA Poboya, SPALDT Talise, TPS3R Sigi)</i>	
MAK [526312]: Other Goods Expenditure with Characteristics of Government Assistance <i>for ISL-CSRRP Implementation</i>	Government Assistance in the Form of Money provided to Community Groups, Assets resulting from activities are not recorded in the KPB List of Goods.

With the above considerations, the Assets obtained through CSRRP activities for Special Post-Disaster Housing Huntap (including Huntap Tompe), Settlement Infrastructure (including SPAM IPA Poboya, SPALDT, TPS3R) and Public Facility Buildings (including SMPN 19 Sigi) are PUPR BMN which from the beginning of the acquisition are **intended to be donated to the Regional Government / Community** in the context of government activities with consideration for social interests (Post-Disaster Rehab-Recon) and to support the implementation of local government (infrastructure assets built are mandatory Government Affairs held by the Region).

CSRRP-PUPR BMN grants which are goods that are intended to be donated from the beginning of their procurement can be carried out without requiring: Grant Approval from the House of Representatives and Determination of Use Status by PUPR;

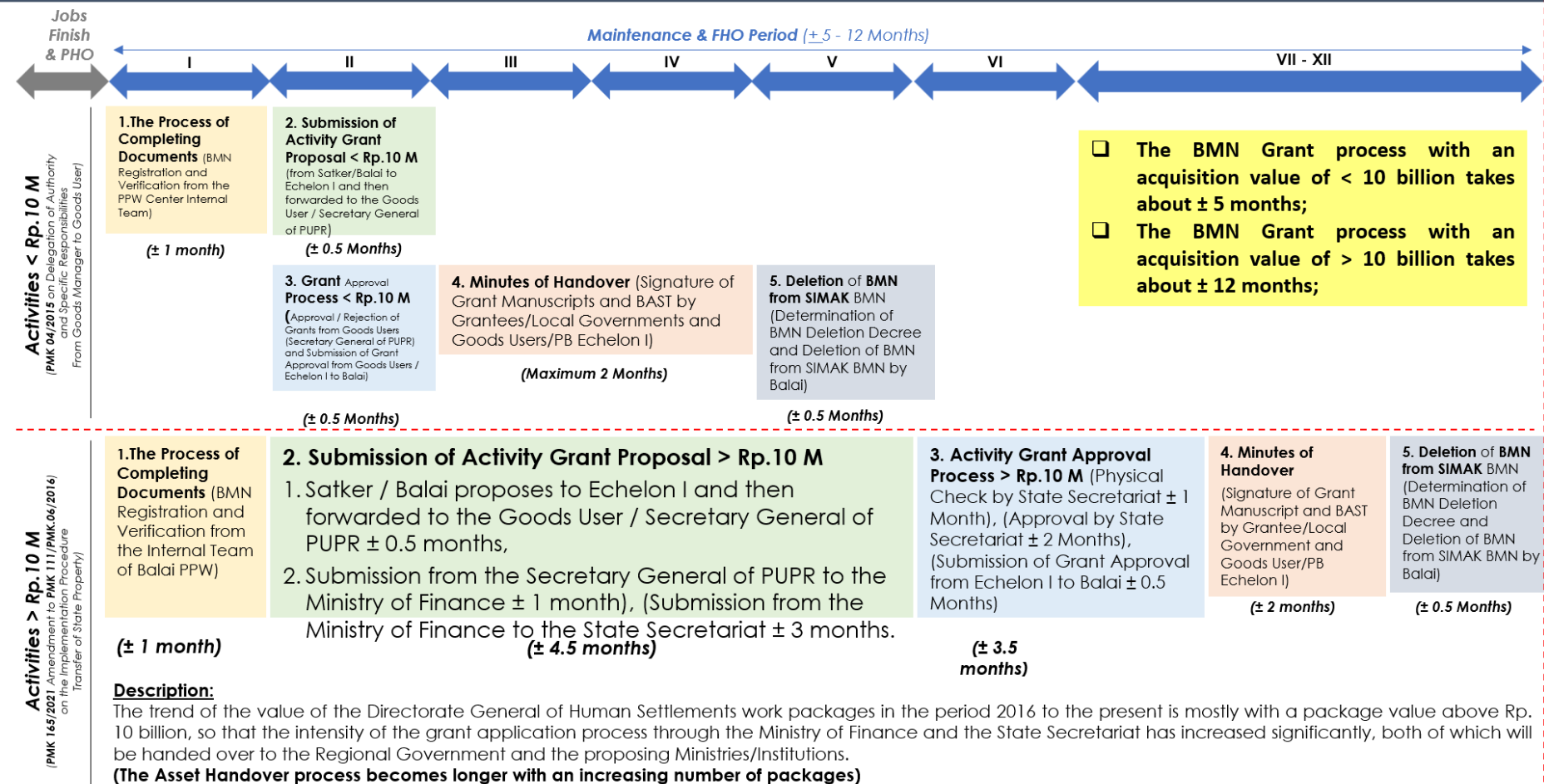
Stages and Timeline of CSRRP-PUPR BMN Grant Handover Process

Based on the authority of BMN grant approval, the CSRRP-PUPR BMN grant approval process can be divided into 2, namely:

- (1) BMN with an acquisition value of < 10 billion is authorized and approved by the Minister of PUPR. The grant process starting from submission by Satker/BPPW to approval by the Minister of PUPR (Cq. Secretary General of PUPR) takes about 5 months;
- (2) BMN with an acquisition value of > 10 billion with approval by the President. The grant process starting from submission by Satker/BPPW to approval by the President (Cq. Setneg) takes about 12 months;

From the description of the grant mechanism above, the CSRRP BMN grant mechanism to the Regional Government can be described as shown below:

STAGES OF THE BMN ASSET GRANT HANDOVER PROCESS



Source: Exposure Material "Governance of Handover and Disposal of State Owned Property" by SEKRETARIS DIREKTORAT JENDERAL CIPTA KARYA, at the Meeting on Handover of BMN-NSUP KOTAKU Assets, November 2022

Figure 17. Stages and Timeline of CSRRP-PUPR BMN Grant Handover Process



From the overall description of the Use and Transfer of BMN above, it can be obtained that there are 2 patterns of handover of CSRRP assets to the Regional Government, namely Temporary Use of BMN and BMN Grants.

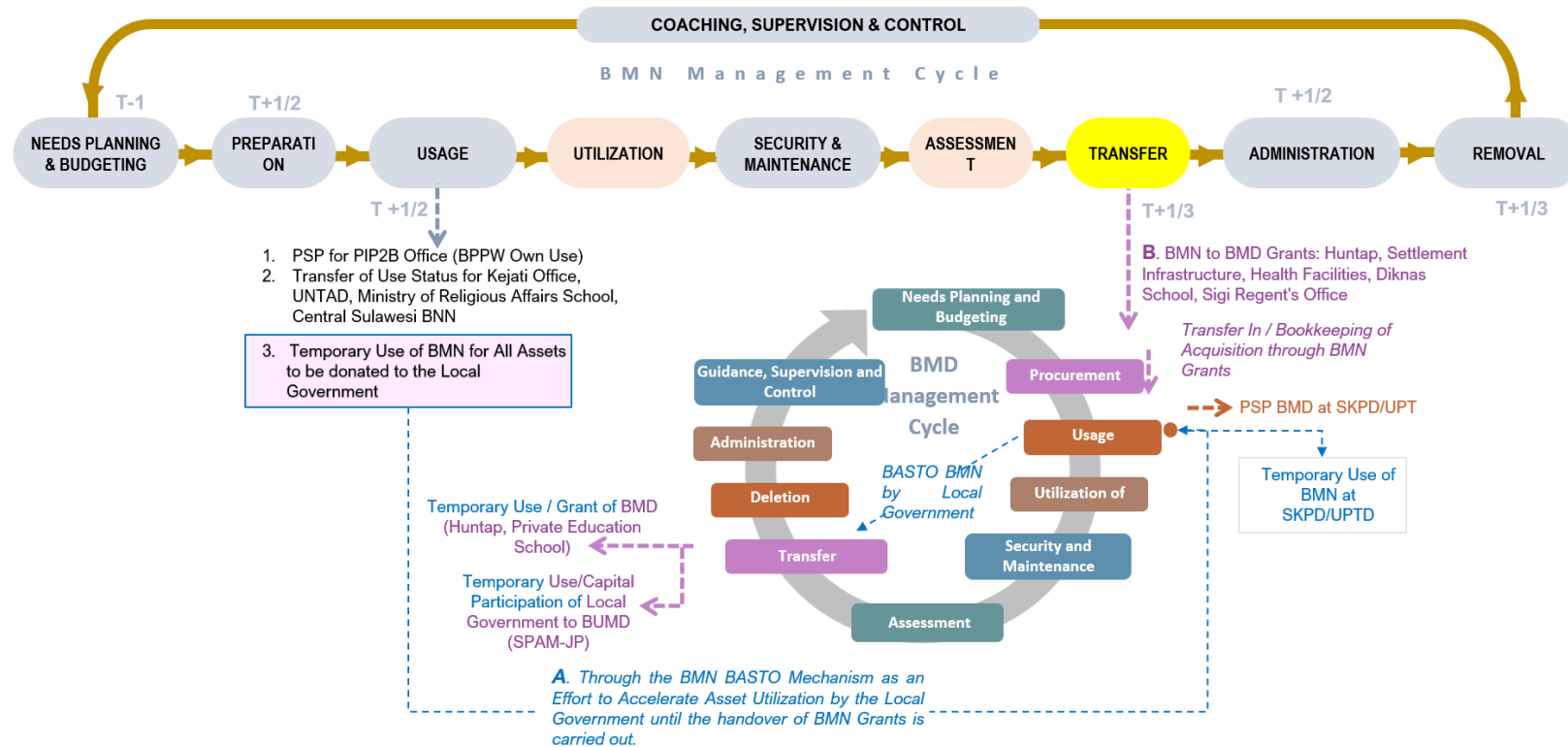


Figure 18. CSRRP BMN Transfer Pattern to Local Government (BASTO & GRANT)

After PHO, along with the process of submitting BMN Grant Approval (B) to the Local Government, BPPW / BP2P carries out Temporary Use of BMN (A) through the BMN Utilization & Management Handover (BASTO) mechanism to the Local Government. With BASTO, the Local Government through the relevant SKPD / Institution / WTB Occupants Receives and carries out Temporary Utilization & Management of BMN Assets in order to provide basic services to the community according to the function/designation of the built infrastructure/facilities / shelter houses. BASTO will end after the approval is issued and the handover of asset grants to the Local Government by PUPR is carried out.



Transfer / Handover of BPM ISL CSRRP Activity Results

The Central Sulawesi Post-Disaster ISL-CSRRP activity is a Government Assistance under the type of "Other assistance that has the characteristics of Government Assistance determined by the Budget User (PA)" based on the Regulation of the Minister of PUPR No. 24/PRT/M/2016 on the Mechanism for Implementing the Government Assistance Budget at the Directorate General of Human Settlements as amended by the Regulation of the Minister of PUPR No. 25 of 2021 on Amendments to the Regulation of the Minister of PUPR No. 24/PRT/M/2016 on the Mechanism for Implementing the Government Assistance Budget at the Directorate General of Human Settlements.

The government assistance is allocated through DIPA in the Goods Expenditure Account Group to be Handed Over to the Community/Regional Government, namely Account [526312]-Other Goods Expenditure with Characteristics of Government Assistance.

For other types of assistance allocated from account 526312 (Goods Expenditure for Other Assistance that Has Characteristics of Government Assistance) which is given in the form of Money does not produce inventory goods (no inventory/recording of assets resulting from assistance) so that in accounting and reporting it will not be presented as inventory, but presented in the Operational Report. This is in line with what is implemented by the Central Sulawesi BPPW BMN Team.

Through the General Guidelines for the Implementation of ISL-CSRRP Activities that regulate the requirements and mechanisms for the implementation of government assistance for ISL activities, the stages of Handover of Work/Submission of Self-Managed Work can be outlined as follows:

1). Handover of OMS Work Results to PPK

Handover of OMS work results is carried out after the entire infrastructure development work carried out has been completed, is fully functional and useful.

- a. OMS as the organizer of ISL self-management activities at the village level submits the work results and reports on the implementation of the work to the PPK of Settlement Area Development of Central Sulawesi BPPW through the Minutes of Handover of Work Results;
- b. Submission of work results and work implementation reports to the Central Sulawesi BPPW Settlement Area Development PPK after inspection by the Inspection Team with the Minutes of Inspection Results;
- c. PPK of Settlement Area Development of Central Sulawesi BPPW submits the work results to KPA/Kasatker of PPW Implementation; and

This handover is meaningful as part of the effort to control and hold the community accountable for utilizing the government assistance money that has been given.

2). Handover of O&P Management to Local Government/Village/KPP

The built infrastructure can then be handed over from the KPA/Kasatker for PPW Implementation to the Regency/City Government or Village Government for operational



and maintenance management. After the handover, the Regional/Village Government has the duty and responsibility to:

- ❑ Recording built infrastructure as an asset of the Regency/City Government/Village Government;
- ❑ Utilizing development results for the benefit of the kelurahan/village community at large; and
- ❑ Manage the operation, maintenance and development of the handed over infrastructure.

Furthermore, the implementation of O&M management is handed over from the Regional / Village Government to KPP as a Regency / City / Village Government partner with guidance and facilitation from the Regency / City / Village Government.

In this mechanism, the handover of management to District/City Governments or Village Governments as described above can basically be interpreted as the handover of goods/assets resulting from the ISL activities, with which the District/City Governments or Village Governments will carry out their duties/responsibilities in the context of managing the assets they receive. This handover is also an effort to facilitate legal certainty of ownership and future management of ISL assets.

Broadly speaking, the mechanism for the transfer of assets resulting from the utilization of BPM ISL CSRRP can be described as shown below.

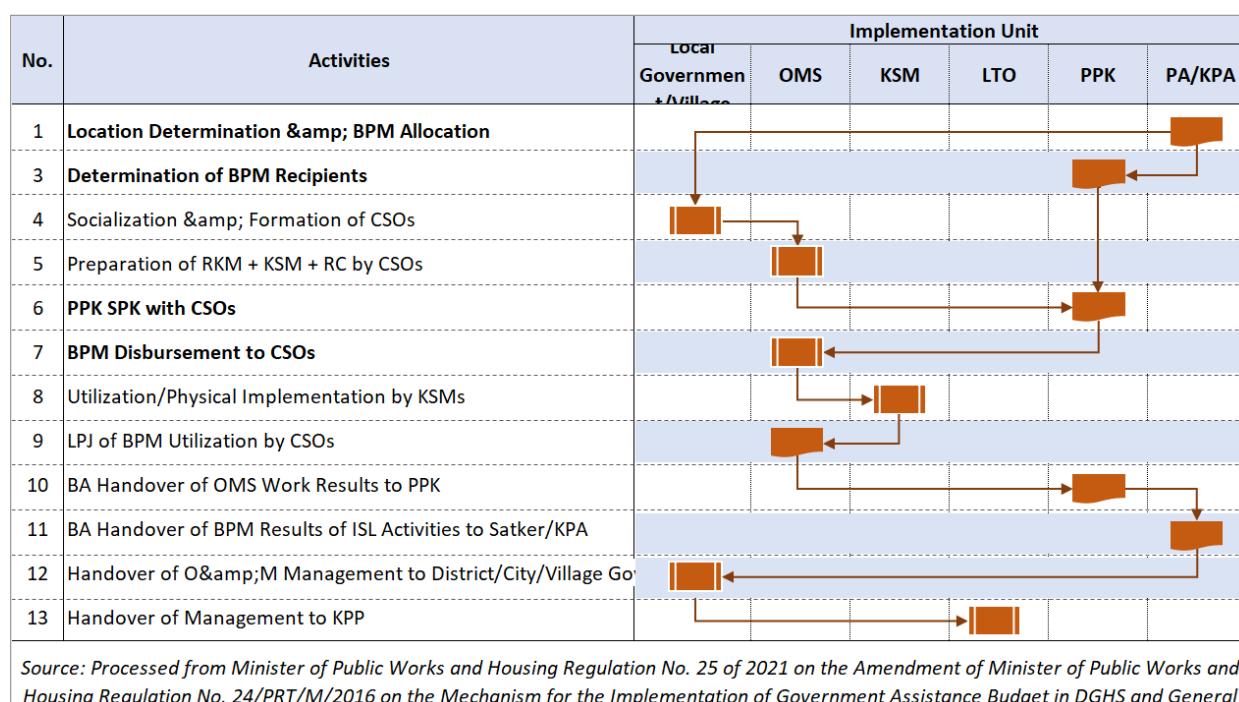


Figure 19. Mechanism of BPM Provision to ISL-CSRRP CSOs

4.1.6. Linkage of Recipient Stakeholders with the form of Use/Transfer of Overall BMN/D CSRRP Assets

Based on the results of the identification of BMN/D recipient stakeholders as described earlier, the recipient stakeholders of assets obtained from the implementation of CSRRP activities, namely:

Table 19. Final Recipient of CSRRP BMN Usage method

No.	Final-Recipient	How to use	Final Asset Ownership	Asset Type/Group
1	PUPR-BPPW Central Sulawesi	PSP BMN	BMN	PIP2B Office Building
2	UNTAD	PSP BMN at K/L User (from Transfer of Use Status from PUPR)		UNTAD Building
3	Central Sulawesi Attorney General's Office			Prosecutor's Office Building
4	BNN Central Sulawesi			BNN Office Building
5	Regional Office of the Ministry of Religious Affairs of Central Sulawesi	PSP BMN in Regional Office and/or PSP to be Operated by Other Party Recipient*)		Fasdiksar building built by the Ministry of Religious Affairs
*): Specifically for Private Fasdiksar Assisted by the Ministry of Religion in the form of Institutions / Foundations, it is possible to be granted directly to the relevant Institutions / Foundations from PUPR as long as all administrative requirements of the grantee institution are fulfilled in accordance with statutory provisions. With the grant, the ownership of the asset belongs to the institution/foundation.				

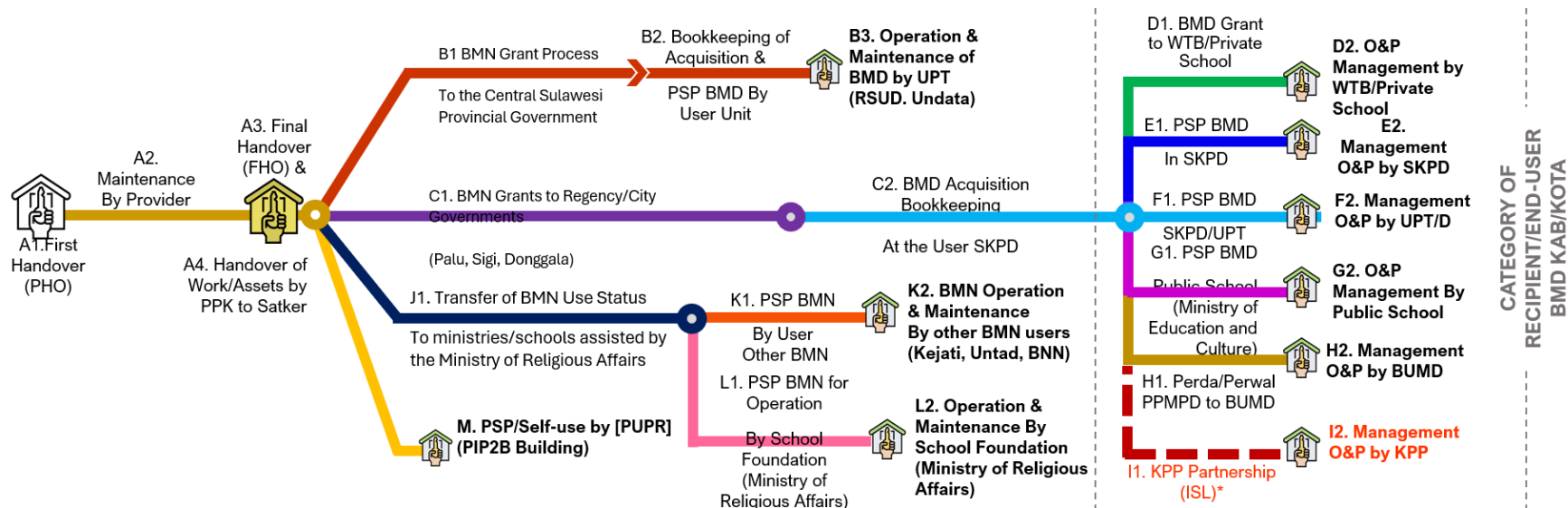
Table 20. Final Recipients by way of Use/Transfer

BMD CSRRP

No.	Final-Recipient	How to use/transfer	Final Ownership Status of Assets	Assets Received
1.	BUMD	Capital Participation of Regional Government to BUMD	PDAM	SPAM (IPA, JDU, Reservoir, SR) Non SPAM SBR
2.	UPT/UPTD	PSP BMD	BMD	RSUD Building, Puskesmas Tipo Building, SPAM Sigi, SPALDT Palu
3.	SKPD/Dinas	PSP BMD	BMD	Existing Public Facility Building and Settlement Infrastructure in accordance with SKPD/Agency Tupoksi
4.	School Manager	PSP BMD/ Grant	BMD/ Private School Foundation	Fasdiksar Building Assisted by the Ministry of Education and Culture
5.	Individual	Grant	Individual/WTB	Huntap Special House
6.	KPP-ISL Partnership	Partnership	BMD/Des	Neighborhood Scale Settlement Infrastructure



Diagrammatically, the recipient stakeholders and the process of transferring assets to each recipient stakeholder of PUPR CSRRP-BMN assets can be presented in the following diagram.



A: Project Handover (PUPR)

B: BMN Grant to Central Sulawesi Regional Government

C: BMN Grants to Regency/City Governments

D to I: BMD Use/Transfer Process to End User

J to L: Process of Transferring BMN Use Status to K/L/Schools Assisted by Ministry of Religious Affairs;

M: PSP (Self-use by PUPR);

* Special ISL (K), Procurement Mechanism through BPM or Not Through BMN Procurement such as Contractual package

Figure 20. Categories of CSRRP BMD Asset Recipients (Use, Transfer)

Notes:

- The form of the institution and how to use BMD in the Provincial BMD Recipient Stakeholder (B3. UPT Undata Hospital) is the same as the Regency / City BMD Recipient Stakeholder Category (F1. PSP BMD by UPT);
- For Private Fasdiksar both assisted by Dikbud and assisted by the Ministry of Religion, it is possible to make a direct grant to the Related Foundation as long as all administrative requirements of the grantee institution are fulfilled following statutory provisions. With grants, asset ownership belongs to the institution/foundation.
- Details of Asset Types for each End Beneficiary Stakeholder can be outlined in the Annex E table.



4.2. Map of Project Assets Linked to Recipient Stakeholders at Case Sites

4.2.1. Linkages between Assets in the Work Package

The Work Package is a reference for budgeting and implementing asset procurement. And the results/outputs of the work package in the form of assets become a reference for BMN registration of each work package. BMN registration into the Satker/KPB Goods Register is the basis for the list of assets proposed for grants to the Regional Government.

The procurement of assets through the implementation of rehabilitation and reconstruction after the Earthquake and Tsunami disaster in Central Sulawesi Province under the CSRRP-PUPR project was carried out in 2 (two) categories of fund allocation. The selected case sites represent both categories, namely:

- 1). category 1, contractual funding for:
 - ✚ Huntap construction components and settlement infrastructure for Post-Disaster Special House Huntap Tompe; SPAM IPA cap. 2x30 Poboya LPD; Talise Huntap SPALD-T Settlement Infrastructure and Pombewe TPS-3R Settlement Infrastructure;
 - ✚ public facility construction component for SMPN 19 Sigi's Fasdiksar;
- 2). category 2, as a government grant for community-based activities implemented through community self-management for CSRRP's Neighborhood Scale Infrastructure (ISL) in Tompe Village.

For the 6 categories of end recipients the case locations are spread out through the following work packages:

Table 21. Work packages for the final recipient category of the 6 case sites

No.	Final-Recipient Category	Types of Assets Received/Managed	Work Package Asset Procurement Source
1	Resident WTB Individuals	Special Post-Disaster House Tompe Huntap	<i>Construction of Huntap Including Infrastructure Phase II-A (288 units)</i>
			Related Activities: <i>Construction of Huntap Including Infrastructure Phase II-F (14 units)</i>
2	PDAM/Perumda Avo Kota Palu	SPAM IPA 2x30 LPD Poboya	<i>Construction of Water Treatment Plant 2x30 L/s for Huntap Tondo 1, Tondo 2 & Talise, Palu City</i>
			Related Activities: <i>Works For Huntap Tondo Raw Water, ADB-EARR (for Raw Water Supply)</i>
			<i>Construction of Settlement Infrastructure Tondo 2 Area, Palu (SPAM Service Unit, SR)</i>
			<i>Construction of Settlement Infrastructure Talise Area, Palu City (SPAM Service Unit, SR)</i>
3	UPTD Waste Water Treatment Palu	SPALD-T Talise Huntap	<i>Construction of Settlement Infrastructure Talise Area, Palu City</i>
4	DLH Sigi	TPS-3R Huntap Pombewe	<i>Optimization of TPS3R in Palu City and Sigi Regency</i>
5	Manager of SMPN 19 Sigi	Fasdiksar SMPN 19 Sigi	<i>Rehabilitation and Reconstruction of Elementary Education Facilities (Building)</i>

No.	Final-Recipient Category	Types of Assets Received/Managed	Work Package Asset Procurement Source
			Related Activities: <i>Rehabilitation and Reconstruction of Elementary Education Facilities 2A (Furniture)</i>
6	KPP ISL Tompe Village	Settlement Infrastructure	Tompe Village CSRRP ISL (Road, Drainage, Talud)

From the above bundling of contractual activities through the construction service providers of CSRRP projects, in general, the case sites can be divided into 2 patterns, namely:

- ❑ Single-sector based bundling for a single service location within a District/City such as the Poboya SPAM IPA 2x30 LPD Package, SPAM Huntap Tondo-1, Tondo-2 and Talise;
- ❑ Bundling based on a combination of service locations within one or more districts with related sectors such as:
 - Huntap Package 2A (includes Construction of Houses, Drinking Water SPAM, Roads, Drainage, etc. at Satellite Huntap Sites which are scattered in more than one shelter location in one area of Donggala Regency and Independent Huntap in Palu City);
 - Tondo-2 settlement infrastructure package / Talise settlement infrastructure package which includes SPAM Drinking Water Service Unit, SPALDT Wastewater, Road, Drainage, Waste, etc.),
 - Optimization Package for TPS 3R in Palu City and Sigi Regency (one sector with 2 service locations),
 - RR Fasdiksar package (one sector with 2 service locations: Palu City and Sigi Regency), etc.

With this pattern of bundling, there is a form of linkage of work bundling as in the case location above including:

- ✓ The provision of Tompe Huntap Special Houses through the *Construction of Huntap Including Infrastructure Phase II-A* package is 288 units (including settlement infrastructure) and 14 additional units in the *Construction of Huntap Including Infrastructure Phase II-F* package including *Huntap 2A* settlement infrastructure. The link to package 2F is an increase in the number of housing units to meet the needs of the number of housing units proposed by the Donggala Regional Government. While the provision of settlement infrastructure in 2F for Location 2A is to complement/improve the quality so that it can meet the needs of facility services in decent Huntap 2A settlements. Procurement of new additional units was carried out later through package 2F because the readiness of the land by the Donggala Regional Government was only available later (in 2023 while the 2A shelter in 2020-2021). The organizer of the two packages is one PPK Huntap BP2P Sulawesi II;
- ✓ The provision of facilities for SMPN 19 Sigi in the *Rehabilitation and Reconstruction of Elementary Education Facilities* package provides a building (including *landscape*) while the *Rehabilitation and Reconstruction of Elementary Education Facilities 2A* package provides *furniture facilities*. This form of linkage is complementary to the needs of the Building to be operated / appropriately utilized. The organizer of the two packages is



through one PPK Prasarana Strategis-I, BPPW. The provision of new furniture can be accommodated through the Fasdiksa 2A package to be separate from the Fasdiksar package because the need for new furniture is proposed by the Regional Government and agreed with the PIU BPPW later at a time when the Fasdiksar package is already running first;

- ✓ Provision of SPAM Drinking Water Piping Network in the Construction of Water Treatment Plant 2x30 L/s for Huntap Tondo 1, Tondo 2 & Talise package, Palu City provides Raw Water Treatment Units into Drinking Water and Distribution Units through the Main Distribution Network (JDU) to service locations in Huntap Tondo-1, Tondo-2 and Huntap Talise, including several other service locations (Tadulako University, Poboya Village: Nunumbuku, Vatu, Kinta and Central Sulawesi Police).

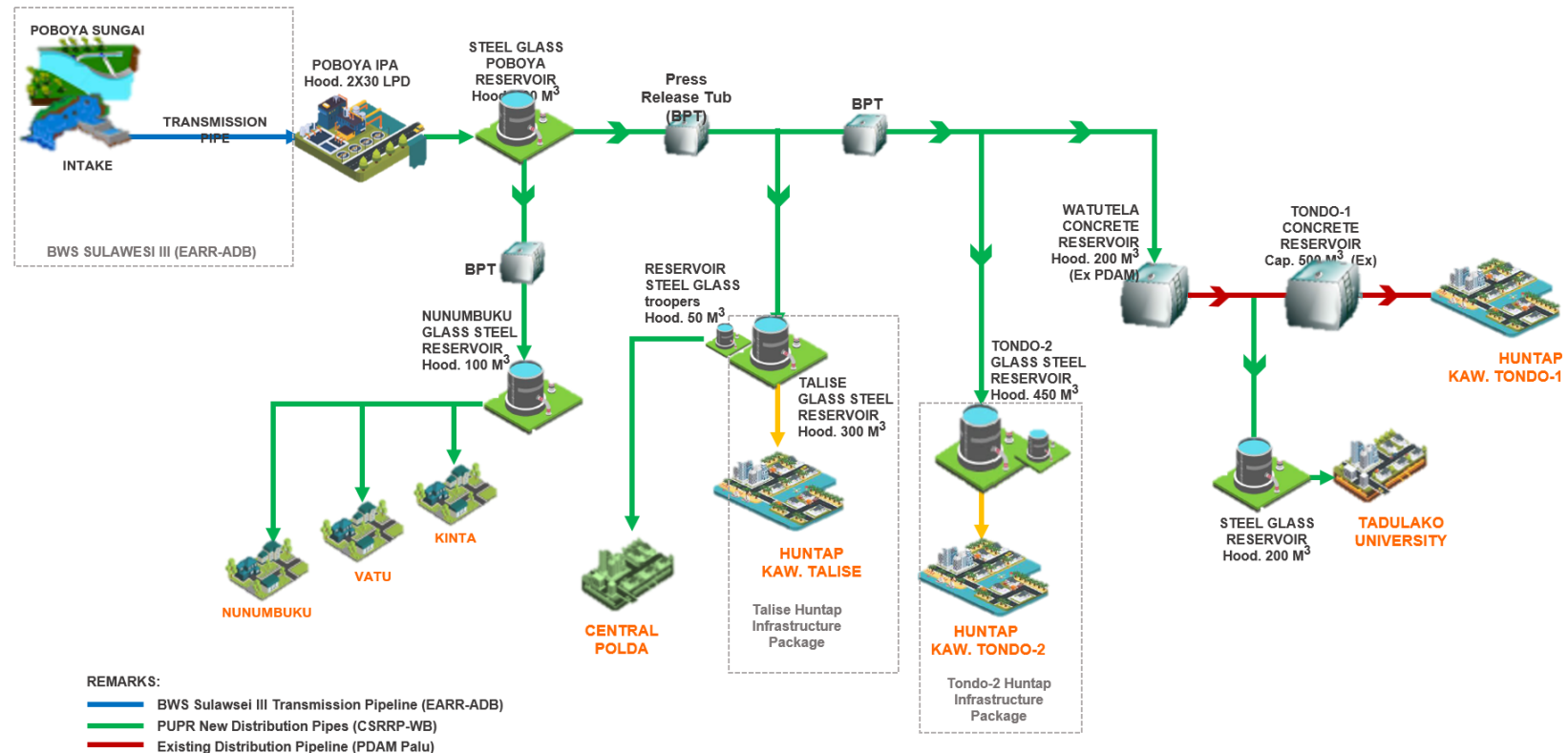
For services to Tondo-1 Huntap, only JDU to the existing reservoir is provided because the Service Unit including SR at Tondo-1 Huntap is already available, while for Services to UNTAD, Central Sulawesi Police and Poboya Village (Nunumbuku, Vatu, Kinta) only JDU and Reservoir are provided because the service unit / SR already exists. The provision is intended to fulfill the adequacy of existing service discharge.

For service on:

- For services to Talise Huntap, it is provided through the *Construction of Settlement Infrastructure Talise Area* Package which provides a Service Unit subsystem (Reservoir, Service Network and SR);
- Service to Tondo-2 Huntap is provided through the *Construction of Settlement Infrastructure Tondo 2 Area* Package which provides the Service Unit subsystem (Reservoir, Service Network and SR);
- For the operation of the 2x30 LPD Poboya IPA which will provide services to all its service locations, it is necessary to provide Raw Water which is implemented through the Tondo Huntap Raw Water Package of the *Emergency Assistance for Rehabilitation and Reconstruction (EARR)* Project built by BWS Sulawesi III from ADB Loan support. Providing Raw Water Unit subsystem through the construction of Intake (Diversion Channel, Sabo DAM, Intake and Mud Bag) and Raw Water Transmission Pipeline from Poboya River to Poboya IPA-CSRRP;

For the implementation of the Poboya IPA SPAM which is integrated with the Raw Water Unit SPAM from the EARR-ADB Loan by BWS Sulawesi III, it has been planned from the beginning by BPPW and BWS according to their authority, the design concept has been submitted by BPPW prior to CSRRP implementation at the IX Post-Disaster Rehabilitation & Reconstruction Technical Coordination Meeting attended by BPPW, BP2P, BWS Sulawesi III, Provincial Government and Regional Governments of 3 disaster-affected Districts / Cities, December 16-17, 2021 in Palu City.

The form of linkages between activity packages as described above can be presented in the case of the Poboya IPA SPAM as shown below.



Source: Processed from CSRRP TMC-1 Control Report

Figure 21. Service Scheme of IPA 2x30 LPD Poboya, SPAM Huntap Tondo-1, Huntap Tondo-2 and Huntap Talise

From the figure it can be seen that the functioning of IPA 2x30 LPD requires Raw Water Supply from the EARR-ADB Package while for the Service of IPA 2x30 LPD to Huntap Residents requires Service Units (Reservoir + Network +SR) from each of the Tondo-2 Huntap Infrastructure and Talise Huntap Infrastructure packages.

From the above bundling, especially in the provision of 2x30 LPD Poboya IPA SPAM Assets that provide integrated services with SPAM service units in Huntap Tondo-2, SPAM service units in Huntap Talise whose procurement process is in a different package by BPPW, as well as linkages with Raw Water Supplies provided through the EARR-ADB project by BWS, as well as in the SMPN 19 Sigi Asset where the provision of the Building / Building is separate from the provision of furniture, there is an interdependence for asset utilization to provide services to the target beneficiary institutions/communities. Delays in the completion of one of the packages will impact delays in the overall utilization of assets to provide services to the target beneficiaries.

This condition can be seen in several case locations (from field visits as of March-April 2024) in:

- SMPN 19 Sigi which has PHO as of December 2023 (through the Fasdiksar package) but can be operated immediately for learning activities because the furniture is not yet available in the Fasdiksar 2A package;
- Huntap Tompe Special House (through package 2A), which has been completed as of December 2022, some Huntap residents who received houses have not yet started living in it because they are waiting for the availability of settlement infrastructure (in Huntap package 2F);
- During the SPAM trial period, although Raw Water can be supplied temporarily (through the EARR-ADB package) and the service unit at Talise/Tondo-2 Huntap can function, the water provided has not been treated at the IPA Unit according to clean water/drinking quality standards (Raw Water Supply and Network can function but IPA cannot operate / construction process).

Synchronization and integration efforts carried out by the project organizer are to accelerate coordination in coordination meetings involving the Provincial / Regency / City Government, project organizers (related PUPR Directorates, PUPR Task Force, PMU, Provincial PIU, BWS) and CSRRP Consultants including the Provider.

4.2.2. Acquisition of BMN Assets in Case of Location

The asset acquisition status and activity implementation schedule for the 6 categories of case sites are presented in the following table:



Table 22. Status and Schedule of Activity Implementation Case Location

Final Recipient Category & Asset Type	ACTIVITY/WORK PACKAGE	CONTRACT DATE		PHYSICAL REALIZATION PROGRESS	PROJECT HANDOVER				CONTRACT EXECUTION SCHEDULE																																							
		CONTRACT	TARGET COMPLETED		%	P H O		F H O		YEAR 2022					YEAR 2023										YEAR 2024										YEAR 2025													
								Date	Status	Date	Status	7	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8
PDAM Palu/SPAM IPA 2x30 LPD Poboya, Palu	Construction of Water Treatment Plant 2x30 L/s for Hantap Tondo 1, Tondo 2 & Talise, Palu City	28/12/22	16/10/24	81,17%	16/10/24	Not yet	11/10/25	Not yet																																								
	Related Activities																																															
	Works For Hantap Tondo Raw Water (ADB-EARR)	21/03/23	31/07/24	80.79% (30 Mar' 24)	31/07/24	Not yet	26/07/25	Not yet																																								
	Construction of Settlement Infrastructure Tondo 2 Area, Palu City	29/12/22	30/09/24	87,60%	30/09/24	Not yet	25/09/25	Not yet																																								
	Construction of Settlement Infrastructure Talise Area, Palu City	07/09/22	24/08/24	98,66%	24/08/24	Not yet	19/08/25	Not yet																																								
UPTD Waste Water Treatment Palu/SPALD-T	Construction of Settlement Infrastructure Talise Area, Palu City	07/09/22	24/08/24	98,66%	24/08/24	Not yet	19/08/25	Not yet																																								
DLH Sigi/TPS-3R	Optimization of TPS3R in Palu City and Sigi Regency	27/03/23	31/12/23	100,00%	19/12/23	Finish	16/06/24	Finish																																								
Individual WTB Residents / House Huntap Tompe	Construction of Huntap Including Infrastructure Phase II-A	21/07/22	16/12/23	100,00%	15/12/23	Finish	13/12/24	Not yet																																								
	Construction of Huntap Including Infrastructure Phase II-F	10/11/23	30/10/24	56,44%	30/10/24	Not yet	28/04/25	Not yet																																								
UPT Formal Education Unit (Manager) SMPN 19 Sigi	Rehabilitation and Reconstruction of Elementary Education Facilities	13/04/23	27/12/23	100,00%	11/01/24	Finish	07/08/24	Not yet																																								
	Rehabilitation and Reconstruction of Elementary Education Facilities Phase II-A	27/11/23	17/08/24	80,65%	17/08/24	Not yet	20/03/25	Not yet																																								
KPP ISL Tompe Village Partnership	Local Scale Infrastructure	19/05/22	23/07/24	88,51%	N/A	N/A	N/A	N/A																																								

Notes: Source of Data CSRRP Progress Report by PMC, June 30, 2024; ►PHO; ►FHO; For ISL, PHO, maintenance period and FHO are not applied because it is BPM which is handed over to CSO/Community in the form of Money and no inventory of assets into the Satker/KPA BMN Goods List.

From the table above, it can be seen that the implementation of asset procurement construction through service providers has started since 2022. For asset acquisition, it shows that some assets have been acquired and some are still in the construction process, namely:

- ❑ in 3 location cases, the physical completion and PHO have been carried out, namely
 - Special House Huntap Tompe Donggala [Huntap package 2A (288 units)], except for 14 additional units that are still under construction [Huntap package 2F];
 - TPS-3R Sigi District [TPS3R Optimization package Sigi District and Palu City];
 - Building of SMPN 19 Sigi [Fasdiksar package], except for the provision of furniture which is still in process [Fasdiksar package 2A];
- ❑ in 3 cases the other locations are still under construction, namely:
 - SPAM IPA 2x30LPD Poboya Palu [IPA 2x30 LPD Poboya package, SPAM Huntap Tondo-1, Tondo-2 and Talise Palu City] including related package activities: Raw Water Unit [Huntap Tondo Raw Water package, EARR-ADB]; SPAM Tondo-2 Huntap Service Unit [Huntap Tondo-2 Infrastructure package]; with a target completion of October 2024 for SPAM IPA Poboya and September for SPAM Tondo-2.
 - SPALD-T Huntap Talise Palu [Talise Huntap Infrastructure package] with a target completion date of August 2024;
 - Tompe Village ISL activities with a target completion date of July 2024.
- ❑ Only TPS-3R Sigi has been fully acquired (FHO);

With the completion of PHO, the asset is ready for operation/utilization. From the table above, it can be obtained that the provision of assets / ready for operation/utilization (PHO) takes a time that varies between 9-24 months, namely:

- ❑ For the contractual category through Service Providers, it takes an average of 16.5 months, with the fastest being 9 months for the provision of TPS-3R and Fasdiksar while the longest is between 21-24 months for the provision of 2x30 LPD Poboya IPA Settlement Infrastructure, Tando-2 Huntap Infrastructure, and Talise Huntap Infrastructure while the provision of special houses takes around 17 months;
- ❑ ISL activities through CSOs/communities take an average of 7 months per year.

4.2.3. Types of Assets and Costs of Acquisition of BMN resulting from CSRRP Activities in Location Cases

Based on the scope of work in each work package as in the contract documents, RAB Contract and Drawings plans/ As built-drawing and specifications in each package, data collection/identification is carried out, which includes:

- a) Asset Type/Group, identified by the scope of work that makes up the asset;
- b) The volume of the Asset/component of the asset is obtained from the volume contained in the RAB Contract and/or *As built drawing*.
- c) Asset acquisition value

The CSRRP project, like most civil construction works, has construction costs in a construction contract that are directly attributable to, among others:



- 1). venue preparation cost;
- 2). *initial delivery* costs and storage and *handling* costs;
- 3). *installation cost*; 4). professional fees, such as architects and engineers;
- 5). construction costs (wages, materials, equipment); 6). asset testing costs to determine whether the asset is functioning properly (*testing costs*); 7). Insurance costs and 8). SMK3 costs.

The costs of technical assistance, planning and supervision are not directly related to only one specific type of construction work but to many types of CSRRP contract work packages at the same time, so it is difficult to obtain them, including the reliability of transaction evidence that is not specific to a particular work package, so they are not applied.

Furthermore, considering that CSRRP assets in their planning from the beginning were intended to be handed over / donated to the Regional Government/community as the DIPA Goods Expenditure account used, then in its administration as SAP it is classified as Inventory goods to be handed over / donated to the Regional Government/community. As Inventory items, based on PUPR SE No. 01 / SE / 2016 concerning Accrual-Based Accounting Policies in Financial Reporting and BMN in PUPR, Section E. Accounting Policy, Point 5. Assets, Inventories are described that Inventories are measured based on acquisition cost or the value stated in the BAST. Therefore, for CSRRP construction work that has just been completed, the asset acquisition value used is the value of the asset procurement contract.

An example of the acquisition cost calculation per asset type unit can be seen as Appendix F.

Based on the asset identification approach and the value of assets per work package, for the case location, the types of assets in each category of final recipients can be described in the following table:



Table 23. Identification of Asset Types in Each Category of Stakeholder Case Location

No.	Category of Final-Recipient (Manager)	Asset Type	Asset Acquisition Value (Rp)	Breakdown of Asset Components
1.	BUMD-Perumda Avo Kota Palu	SPAM IPA 2x30 LPD Poboya, SPAM Huntap Tondo-1, Tondo-2 and Talise	43.167 billion	1) IPA Production Unit Kap. 2x30 LPD Poboya + Production Reservoir Kap. 800M3, 1 unit; 2) The IPA building is equipped with complementary / supporting buildings, including: Chemical Treatment Unit (Coagulant, Chlorine Solution and Soda Ash); Guardhouse, Generator House, Back Wash Pump House; Warehouse, Laboratory, Chemical Storage Unit; ME equipment (pump panel, generator set, fuel tank); Sludge Containers; Landscape: Pavingblock, Trees, Outdoor Lights, 66 kVA PLN Electricity, Drainage, BRC Fence; 3) JDU Poboya to Watutela (Tondo-1): 3,527 meters with 2 BPT units; 4) JDU Poboya to Huntap Talise: 841 meters; 5) JDU to Watutela Huntap Tondo-2: 917 meters; 6) JDU Watutela to UNTAD 651 meters + 1 unit Reservoir Kap. 200M3, 7) JDU Poboya to Nunumbuka Kel. Poboya 4,951 m + 1 BPT unit + 1 Reservoir unit Kap. 100M3 8) JDU Tondo-2 to Central Sulawesi Regional Police+Reservoir
	Related Activities:			
	SPAM Raw Water Unit (Raw Water Package of Tondo Huntap EARR-ADB Project)		66.688 billion	<input type="checkbox"/> Water storage building, intake and supporting equipment, 1 unit; <input type="checkbox"/> Raw Water Transmission Pipe to Poboya IPA 7,100 meters
	SPAM Tondo-2 Huntap Service Unit (from the Tondo-2 Infra Package split)		10.032 billion	<input type="checkbox"/> Reservoir Kap. 400M3 Huntap Tondo-2, 1 unit <input type="checkbox"/> Tondo-2 Huntap Distribution-Service Pipeline, 21,187 meters; <input type="checkbox"/> SR, 961 units
	SPAM Talise Huntap Service Unit (from Talise Infra Package split)		5.893 billion	<input type="checkbox"/> Reservoir Kap. 300M3 Huntap Talise, 1 unit; <input type="checkbox"/> Talise Huntap Distribution-Service Pipeline, 14,312 meters; <input type="checkbox"/> SR 693 units
2.	UPT/D-UPTD Wastewater	SPALD-T Huntap Talise Zone-1	9.553 billion	1 IPALD-T unit; 5,615 meters of Collection Pipe; 382 SR units



No.	Category of Final-Recipient (Manager)	Asset Type	Asset Acquisition Value (Rp)	Breakdown of Asset Components
	Treatment Palu City	SPALD-T Huntap Talise Zone-2	8.057 billion	1 IPALD-T unit; 4,224 meters of Collection Pipe; 311 SR units
3.	SKPD-Sigi Regency Environment Agency	TPS-3R Huntap Pombewe	1.351 billion	<input type="checkbox"/> Waste hangar with warehouse and management office; <input type="checkbox"/> Processing Equipment (Sieving Machine-2 units, Bamboo Aerator-8bh, Chopping Machine-2 units, Drum Composter-4 units, Sewing Machine-1 unit, 50 kg Scales-1 unit); <input type="checkbox"/> Office Equipment and Work Equipment (Tables, Chairs, Cabinets, Cleaning equipment, Compost Mix, Operator Uniforms); <input type="checkbox"/> Landscape (Garden, Lighting, Water Tower, Drainage, Sanitation) and Fence.
4.	School Manager-Manager of SMPN 19 Sigi	SMPN 19 Sigi Building	5.236 billion	<input type="checkbox"/> Recon: Building 2 RKB (2 units), Building 4 RKB (1 unit), KM/WC (1 unit); <input type="checkbox"/> Rehab: Office Building (1 unit), Laboratory Building (1 unit), Fence; <input type="checkbox"/> Landscape (paving blocks, biopores, connecting walkways).
		Furniture for SMPN 19 Sigi	104,018 Million	Student's desk chair (117 sets), teacher's desk chair (5 sets), blackboard (5 pcs), cupboard (5 pcs), trash can (5 pcs), picket board (5 pcs), attendance board (5 pcs).
5.	Individual- WTB Shelter residents	Tompe-1 Huntap House	8.047 billion	44 units of Risha T.36 Houses equipped with Drinking Water SR + 600L Tank, SPALD-Bioseptictank + Infiltration Well, Waste Tub and 1,300W Power Meter
		Tompe-2 Huntap House	14.256 billion*)	83 units of Risha T.36 Houses equipped with Drinking Water SR + 600L Tank, SPALD-Bioseptictank + Infiltration Well, Waste Tub and 1,300W Power Meter
		Tompe-3 Huntap House	27.977 billion*)	161 units of Risha T.36 houses equipped with Drinking Water SR + 600L reservoir, SPALD-Bioseptictank + infiltration well, garbage can and 1,300W power meter
		Huntap Tompe House (Additional)	Billion	14 units of Risha T.36 houses equipped with Drinking Water SR + 600L reservoir, SPALD-Bioseptictank + Infiltration Well, Waste Tub and 1,300W Power Meter
6.	ISL KPP Partnership - Tompe Village ISL KPP	Environmental Infrastructure (ISL)	2 Billion	1,833 meters of concrete rebate road; ► Drainage 385 meters and 5 units of plug plate; ► Talud 380 meters,

Details of the Identification of all types of Assets per package are presented in the appendix of the study results per case.



4.2.4. Asset Grouping CSRRP BMN for Grants to Local Government

From the type of assets in the location case above, in the List of Goods of the User Power (DBKP) / Satker, BMN will be classified and codified as Inventory Group [Code 1], Consumables field [Code 01], Inventory Group for Sale / Disposal [Code 05], Sub Group of Inventory Goods to be Submitted to the Community / Regional Government [Code 01] and will be divided into 2 sub-subgroups, namely:

- Building sub-subgroup [Code 02] for Post-Disaster Huntap Special House Buildings and/or Public Facility Buildings;
- Roads, Irrigation and Networks Subgroup [Code 05] for settlement infrastructure.

In general, the following table will describe the classification and codefication of CSRRP BMN that will be donated to the Local Government / Community.

Table 24. Classification and codefication of CSRRP BMN in the Location Case

Final Recipient Category	Work Package Name	Item Name	Item Code
BUMD (Perumda Avo Kota Palu)	SPAM IPA 2x30 LPD Poboya, SPAM Huntap Tondo-1, Tondo-2 and Talise	Roads, Irrigation and Networks (SPAM IPA 2x30 LPD Poboya, SPAM Huntap Tondo-1, Tondo-2 and Talise)	1.01.05.01.005
UPT/D (UPTD of Palu City Wastewater Treatment)	Infrastructure Development for Talise Settlement, Palu City	Roads, Irrigation and Networks (SPALD-T Huntap Talise)	
SKPD/Dinas (DLH Sigi Regency)	Optimization of TPS3R in Palu City and Sigi District	Roads, Irrigation and Networks (TPS-3R Sigi)	
School Manager (SMPN 19 Sigi)	Rehab-Reconstruction of Basic Education Facilities	SMPN 19 Sigi building	1.01.05.01.002
Individual (WTB Residents of Huntap Tompe)	Construction of Huntap along with basic infrastructure of unit lots Phase II-A	Post-Disaster Huntap Special House Building	

In the event of a contract split, the Item Name of Roads, Irrigation and Networks (Code 1.01.05.01.005) or Buildings (Code 1.01.05.01.002) will remain, but there will be adjustments to the item name in the details of the type of asset being split. And each type of asset from the contract split that will be registered in the List of Goods of the User Authority/Satker is given a different Registration Sequence Number (NUP).

4.2.5. Potential Breakdown of Contracts on Site Cases

In terms of the BMN grant process, there is no requirement to split the contract, but in CSRRP activities this is needed at least for the accuracy of recipient targets in each Regency / City Regional Government, especially in a work package in which more than one Regional Government is receiving the asset.

If the Satker / BMN Team of BPPW / BP2P decides to split the work package contract, the split assets will be registered in the List of Goods of the User Authority / Satker with a different

NUP and need to be equipped with a statement letter to break the work package contract by the Satker.

For a work package in which all asset services in the package are under the authority of/are in one recipient Regency/City local government area, the contract may not be broken down by asset type so that it becomes a combined asset with the name/type of asset according to the DIPA account of the work package.

The need for contract splitting due to the existence of more than one Asset Recipient Local Government in one Work package in the Location Case can be described in the following table.

Table 25. Potential Contract Breakers in the Location Case

Final-Recipient Category	Assets on Case Location	Work Package	Contract Breaking Needs
BUMD/PDAM	SPAM IPA 2x30L/s Poboya	SPAM IPA Poboya 2x30 L/s Poboya Palu City	Not required as the entire asset is only one recipient Local Government
UPT/D	SPALD-T Talise	Settlement Infrastructure Huntap Talise	Includes asset types of Roads, Drainage, SPALDT, PJU, etc.) that are Potentially Broken Contracts per asset type due to different asset functions and/or not broken down contracts with one asset type according to the DIPA Account (Roads, Irrigation and Networks) including the entire asset is only one Recipient Local Government.
SKPD/Dinas	TPS-3R Sigi	Optimization of TPS3R in Palu City and Sigi District	Requires contract rupture for each of Palu and Sigi Local Governments
School Manager	SMPN 19 Sigi	RR Fasdiksar (covers Palu City and Sigi Regency)	
Individual	Huntap Special House	Huntap 2A (covering Palu City and Sigi Regency)	
In the case of ISL-CSRRP Activity Sites, there is no need to break the contract because the contract with the CSOs is already per neighborhood/village.			

The need and/or potential for contract rupture in the site cases is outlined for 2 typical representative site cases in the following table.



Table 26. Need for Job Package Contract Splitting for CSRRP BMN Grants

BEFORE CONTRACT BREAKING			AFTER PACKAGE CONTRACT BREAKUP		
Package Name	Acquisition Value	Asset Type	Package Asset Type	Acquisition Value	Quantity Details
Fasdiksar	Rp. 19,872,542,000	Reconstruction of Fasdiksar Building (TK Pembina North Palu, SD Inpres 3 Birobuli, SD Inpres Donggala Kodi, SDN Lonja, SD Inpres Maranta, SMPN 19 Sigi)	RR Building of North Palu Pembina Kindergarten	2.390.373.035	a) Recon: 2 RKB + 1 UKS building (1 unit); b) Rehab: 3 RKB + WC Building (1 unit), Office Building Rehab (1 unit); c) Lanscape (paving blocks, connecting walkways, biopores, lighting).
			RR Donggala Inpres Elementary School Building Kodi	3.038.624.502	a) Recon: 3 RKB building + 1 UKS (1 unit); WC (1 unit); b) Rehab: 3 RKB building (1 unit), 1 RKB building (1 unit), Ged. Office (1 unit); Gym. Library (1 unit); c) Lanscape (Fence, Biopore, Ramp, Lighting).
			RR of SD Inpres 3 Birobuli Building	2.531.322.766	a) Recon: Building 4 RKB (1 unit), WC (1 unit); Office House (1 unit); b) Lanscape (connecting hallways, biopores, paving, lighting)
			RR of SDN Lonja Building	3.731.933.713	a) Recon: Building 3 RKB (2 units), Building 2 RKB (1 unit), Toilet (1 unit); b) Fencing and Lanscape (Paving blocks, connecting walkways, sports courts, AB installation, lighting, plants).
			RR of SD Inpres Maranta Building	2.944.374.289	a) Recon: 4 RKB building (1 unit); Toilet/KM (1 unit); b) Rehab: 3 RKB Building (1 unit), Library Building (1 unit); c) Lanscape (fence, connecting walkway, paving blocks, biopores, lighting, SBR + water/electricity installation)."
			RR Building of SMPN 19 Sigi	5.235.913.694	a) Recon: Building 2 RKB (2 units), Building 4 RKB (1 unit), KM/WC (1 unit); b) Rehab: Office Building (1 unit), Laboratory Building (1 unit), Fence; c) Lanscape (Pavingblok, Biopori, Connecting Hallway)



Table 27. Potential Contract Splitting of Work Packages for CSRRP BMN Grants

BEFORE CONTRACT BREAKING			AFTER PACKAGE CONTRACT BREAKUP		
Package Name	Acquisition Value	Asset Type	Package Asset Type	Acquisition Value	Quantity Details
Settlement Infrastructure for Talise Shelter, Palu	IDR 103.432 billion	Roads, Irrigation and Networks (SPALD-T Huntap; Waste Infrastructure; Environmental Roads; Environmental Drainage; DPT Settlement; RTH & Supporting Facilities; Area Lighting; SPAM (Service Unit) at Talise Huntap Site, Palu City)	Roads, Irrigation and Networks (SPALD-T Huntap Talise Zone-1)	Rp. 9.553 billion	1 unit (382 SR units, 5,615 meters of Collection Pipe; 1 IPALDT Unit and its complementary buildings/facilities)
			Roads, Irrigation and Networks (SPALD-T Huntap Talise Zone-2)	IDR 8.057 billion	1 unit (311 SR units; 4,224 meters of Collection Pipe; 1 IPALDT Unit and its complementary buildings/facilities)
			Roads, Irrigation and Networks (Waste Infrastructure for Huntap Talise)	Rp. 0.787 billion	1 unit (693 units of 2 in 1 Waste Tubs; 2 units of 3 Wheel Motorcycles and 2 units of Waste Containers)
			Roads, Irrigation and Networks (Talise Huntap Environmental Road Infrastructure)	IDR 26.028 billion	7,785 meters of Road; 15,570 meters of Perdestrian
			Roads, Irrigation and Networks (Environmental Drainage Infrastructure)	IDR 16.614 billion	15,570 meters Drainage; 1 unit (542 M ²) Retention Ponds
			Roads, Irrigation and Networks (DPT Infrastructure for Talise Settlement)	IDR 21,026 billion	1,2085 M3 DPT Pas. Stone and 4,771 M3 Gabion
			Roads, Irrigation and Networks (RTH & Talise Huntap Supporting Facilities)	IDR 11.805 billion	RTH area of 23. 159 M2 (with supporting facilities in the form of Drainage, Jogging Track, Pedestrian, Pool, Nameplate / Lettering, Main Plaza, Canteen, Toilet, Guard Post, Parking, Vegetation, Furniture, RTH Area Around Slopes)
			Roads, Irrigation and Networks (Street Lighting Talise Huntap Area)	Rp. 4.059 billion	188 units of Solar Cell 2 in One and kWh meter Power 11,000 VA
			Roads, Irrigation and Networks (SPAM Huntap Talise)	IDR 5.893 billion	1 unit Reservoir Cap. 300M3; 14,313 meters of Distribution/Service Piping and 963 SRs
			<ul style="list-style-type: none"> For SPALD-T, there is already a separation in the RAB Contract and the network system and function are separate for zone-1 and zone-2. Detailed calculations are presented in the appendix of the SPALDT Case Report. In the event of a Contract Split, the registration and recording of the Asset uses a different NUP with the same Item Code. 		



From the need/potential for contract rupture as shown above, it can be obtained that:

- ❖ all assets in the package can be broken down into each asset type such as per School Building, SPALDT Zone-1 & 2; Solid Waste Infrastructure; Environmental Roads; Environmental Drainage; DPT Settlement; RTH & Supporting Facilities; Area Lighting; SPAM (Service Unit) with Asset registration and recording using a different NUP with the same Item Code.
- ❖ there are assets that have an acquisition value of <10 billion that require faster grant approval time (± 5 -6 months), namely: Building per School, SPALDT Zone-1 & 2; Waste Infrastructure; Area Lighting; SPAM (Service Unit); and
- ❖ assets with an acquisition value of > 10 billion that require Presidential approval; Neighborhood Roads; Neighborhood Drainage; DPT Settlements; Green Space & Supporting Facilities;

By splitting the work package contract before the grant, benefits can be obtained for the Project and Local Government/recipient stakeholders, including:

- The relevant recipient stakeholders as Recipients/Asset Managers in each District/City can be mapped earlier so that the Project can focus more on facilitating the preparation for sustainability by the Local Government as the recipient of BMN assets;
- The Regional Government as the Recipient can find out the assets to be received, the SKPD that will be responsible for Receiving / Managing and preparing management so that it can directly manage and utilize assets after handover;
- It can be an effort to accelerate the grant process, especially if the asset can be broken down and has a value of < 10 billion, it can be donated faster than without a package breakdown which will potentially be worth > 10 billion (according to the procurement package).
- Can support efforts to accelerate the utilization and management of assets for the handover of management and utilization of assets to the relevant recipient stakeholders before the approval of asset grants (Temporary Use of BMN through BASTO to Recipient Stakeholders / Local Governments).

4.2.6. Identification of Recipient Stakeholders in the Case of Location

Rehab-Reconstruction activities implemented in the CSRRP Project can be divided into rehab-reconstruction of existing public facilities and new construction for post-disaster special houses and settlement infrastructure in relocation shelter locations and/or rehab-reconstruction of new construction as an improvement/development of existing settlement infrastructure services in non-relocation locations (SPAM JDU+SR and ISL).

Based on the type of asset/output in each construction work package in 6 location cases, the identification of recipient stakeholders of BMD assets to be handed over to the Government can be obtained as follows:

- a) Type of **Post-Disaster Special Housing Assets** Tompe Huntap as many as 288 units that have been completed are new buildings in relocation locations (vacant land with initial conditions there are no buildings/houses) and after intervention/construction will be handed



over / intended **for Individuals / Residents** who meet the criteria as stated in the Decree of the Governor of Central Sulawesi Number 360/034 / BPBD-G.ST / 2019 concerning Determination of Criteria for the Rights of Disaster Victims of the 2018 Central Sulawesi Province Earthquake, Tsunami and Liquefaction and have been determined in the Huntap Occupancy Decree by the Donggala Regent;

- ❑ Decree of the Regent of Donggala No. 188.45/0705/DPKP2/2023 Regarding the Determination of Occupants of Tompe Permanent Residential House Land I in Tompe Village, Sirenja Subdistrict, Donggala Regency, as many as 44 PAPs;
- ❑ Decree of the Regent of Donggala No. 188.45/00706/DPKP2/2023 on the Determination of Occupants of Tompe Permanent Residential House Land II in Tompe Village, Sirenja Subdistrict, Donggala Regency, as many as 83 PAPs;
- ❑ Decree of the Regent of Donggala No. 188.45/0707/DPKP2/2023 Regarding the Determination of Occupants of Tompe Permanent Residential House Land III in Tompe Village, Sirenja Subdistrict, Donggala Regency, totaling 161 PAPs.

- b) Settlement Infrastructure Assets SPAM IPA 2x30 LPD Poboya, SPALD-T Huntap Talise and TPS-3R Huntap Pombewe, are new buildings that have no ownership/use and are intended to provide basic services for residents of relocation camps.

For the identification of Settlement Infrastructure Asset Recipients, it refers to the SKPD/Dinas/UPTD that organizes the mandatory fields/sub-affairs of the Regional government as stipulated in Law 23 of 2014 concerning Regional Government, including BUMDs that organize public services following statutory provisions. Then the suitability of the Tupoksi SKPD/Dinas/UPTD as stipulated through Perda/Perwal/Perbup and confirmation of the results of interviews with key informants from the local government / related institutions. From this process, the final recipient stakeholders were obtained as follows:

- a. SPAM IPA 2x30 LPD Poboya, Palu by PDAM/Perumda Avo Kota Palu;
 - b. SPALD-T Huntap Talise, Palu by UPTD Wastewater Treatment UPTD Palu City
 - c. TPS-3R Huntap Pombewe, Sigi by the Environment Agency of Sigi Regency
- c) ISL CSRRP activities in Tompe Village, Donggala Regency are local-scale settlement infrastructure/services only within the Tompe Village area. The types of activities include Roads, Drainage including complementary buildings in the form of Talud and plug plates. These activities are to improve the quality or development of services from existing buildings previously owned and managed by the Tompe Village Government.

Post-development, the results of the Tompe Village ISL CSRRP activities will be handed over to the Tompe Village Government of Donggala Regency and O & M Management will be carried out by the Beneficiary and Maintenance Group (KPP) from the beneficiary community as a partner of the Local Government / Village Government as stipulated by the ISL CSRRP activities;

In summary, asset recipients from the implementation of CSRRP activities in the 6 case locations are shown in the following table.



Table 28. CSRRP Asset Beneficiaries at 6 Case Sites

Category of Stakeholders	Asset Type	Asset Ownership		Asset Manager/User	
		Existin g	Post Intervention	Existing	Post Intervention
BUMD	SPAM IPA 2x30 LPD Poboya, SPAM Huntap Tondo-1, Tondo-2 and Talise	None	BMD ► PDAM Palu	None	Local Government ► PDAM Palu
UPTD	SPALD-T Huntap Talise Zone-1 & Zone-2	None	BMD Palu	None	UPTD Waste Water Treatment Palu
Service	TPS-3R Huntap Pombewe	None	BMD Sigi	None	DLH Sigi
School Manager	SMPN 19 Sigi	BMD Sigi		UPTD Education Unit SMPN 19 Sigi	
Individual	Tompe Huntap House	None	BMD ► WTB Occupant	None	Resident WTB Individual
LTO Partnership	Environmental Infrastructure (ISL)	BMDes Tompe Village	BMDes Tompe Village	Tompe Village Administration	KPP ISL Tompe Village Partnership

From this description, it can be obtained that existing assets that already had ownership and management before the disaster did not change ownership and management after the CSRRP project intervention, except for ISL activities whose management is a community institution through the KPP Partnership with the Village Government according to the ISL-CSRRP activity mechanism.

4.2.7. Linkage of Asset Type with Authority and Handover Process Time of BMN Grants

The results of CSRRP activities carried out through Construction Service Providers (except BPM ISL) are PUPR BMN which from the beginning of the acquisition are intended to be donated to the Regional Government / Community (planned grants). Satker / BPM Central Sulawesi carries out the process of submitting grant applications to the Directorate General of Cipta Karya PUPR which can be started after the completion of PHO activities so it is hoped that the issuance of the Grant Approval letter can be completed at the same time as the completion of the activity maintenance period by the Provider.

From the previous description of the authority of BMN grant approval, the CSRRP-PUPR BMN grant approval process can be divided into 2, namely:

- (1) BMN with a Perplehan value of < 10 billion is authorized and approved by the Minister of PUPR. The grant process starting from submission by Satker/BPPW to approval by the Minister of PUPR (Cq. Secretary General of PUPR) takes about 5 months;
- (2) BMN with Perplehan value > 10 billion with approval by the President. The grant process starting from submission by Satker/BPPW to approval by the President (Cq. Setneg) takes about 12 months;

Based on the description above, if the contract is broken down in the work package per asset type (except the SPAM IPA Poboya package), the authority and estimated time of the CSRRP BMN grant process at the case location will be seen as described in the following table.



Table 29. Linkage of Authority and estimated time of BMN grant handover process to the Recipient Stakeholder

No.	Category of Final Recipient (Manager)	Asset Type	Asset Acquisition Value (Rp)	Grant Approval Authority	Estimated Time for Submission to Handover of Grant
1.	PDAM/Perumda Avo Kota Palu	SPAM IPA 2x30 LPD Poboya, SPAM Huntap Tondo-1, Tondo-2 and Talise	43.167 billion	President	± 12 Months
		Related Activities:			
		SPAM Tondo-2 Huntap Service Unit (from Tondo-2 Infra Package contract *)	10.032 billion	President	± 12 Months
		SPAM Talise Huntap Service Unit (from Talise Infra Package contract *)	5.893 billion	PUPR Minister	± 5 Months
2..	UPTD Wastewater Treatment UPTD Palu City	SPALD-T Huntap Talise Zone-1 *)	9.553 billion	PUPR Minister	± 5 Months
		SPALD-T Huntap Talise Zone-2 *)	8.057 billion	PUPR Minister	± 5 Months
3.	District LH Office, Sigi	TPS-3R Huntap Pombewe	1.351 billion	PUPR Minister	± 5 Months
4.	UPT Satuan Pend. (Manager) SMPN 19 Sigi	SMPN 19 Sigi Building	5.236 billion	PUPR Minister	± 5 Months
		Furniture for SMPN 19 Sigi	104,018 Million	PUPR Minister	± 5 Months
5.	Resident WTB Individuals	Tompe-1 Huntap House (44 units)	8.047 billion	PUPR Minister	± 5 Months
		Tompe-2 Huntap House (68 units)	14.256 billion**)	PUPR Minister	± 5 Months
		Tompe-3 Huntap House (161 units)	27.977 billion**)	PUPR Minister	± 5 Months
		Huntap Tompe House (Additional 14 units)	1.782 billion	PUPR Minister	± 5 Months

*) : If there is no contract split per asset type or merging according to the DIPA Account of the Contract Package (Road, Irrigation and Network), the Asset Acquisition Value will follow the value of the package contract and the Authority and Estimated Time will follow the Grant such as the Poboya IPA SPAM Asset (Point 1);

**): still a combined value in one location that will be broken down according to residential block units or housing units with a value of < 10 billion so PUPR will authorize that grant approval;

For activities related to the Raw Water Unit SPAM through the Works For Huntap Tondo Raw Water Project (ADB-EARR), management will be handed over to the Regional Government with asset ownership remaining as BMN at BWS Sulawesi III-PUPR (Interview Head of BWS Sulawesi III).



4.2.8. BMN Grant Status Progress

From the results of interviews with the Head of the General & Administration Subdivision and the BMN Team of BPPW and BP2P, information was obtained that the preparation of new grant applications will begin after the construction work process is completed (PHO). Preparatory activities that are facilitated/conducted, especially before the inspection by the Internal Team, include:

1. Collect Asset Acquisition Documents from the Sector PPK, including Contract documents and Addendums, PHO / FHO Minutes, Minutes of Handover of BMN Operations / Management (BASTO, if any), *As Built Drawing* along with supporting documents in the form of situation plans, views, pieces, detailed drawings, product warranties, instructions for using assets;
2. Identify assets in a work package. If the work package includes more than one type of asset that has different functions (not a single unit of infrastructure/service function), the package will be split based on the type of asset;
3. Identify prospective recipients of asset grants. If a work package covers more than one recipient agency/institution of the Regency / City Regional Government, the package will be split according to the recipient agency/institution and/or Regency / City Regional Government of the prospective Asset Recipient;

The results of Asset Identification and Prospective Grantees become input for making a List / Details of BMN that will be proposed for grants.

4. Carry out a Joint Field Check with the Local Government as outlined in the Minutes and Documentation of joint inspection activities. The results of this Joint Inspection activity for BPPW will become a Local Government Joint Field Inspection document that represents the Field Inspection mechanism by the Internal Team and is part of the assessment process in Grant preparation by the Internal Team;
5. Facilitate/coordinate with the Regional Government of the prospective Grant Recipient to submit a Statement of Willingness to Receive Grants signed by the Regent/Mayor. For the Regional Government, the prospective Grant Recipient makes the Joint Inspection Results (point.4) as a report material for consideration by the Regent/Mayor in the process of preparing a Statement of Willingness to Receive Grants;

Furthermore, the results of these activities will be compiled and completed with other administrative documents as material for examination by the Internal Team. The results of the Internal Team Inspection will then become the basis and/or completeness for the preparation of a Grant Application Submission Letter from the Head of the Central Sulawesi BPPW / BP2P to the Director General of Cipta Karya / Director General of Housing PUPR to be the material for the next process until the grant approval is issued and the transfer of assets following the provisions of the laws and regulations stipulated regarding BMN Management.

The completeness of the BMN Grant Proposal Requirements Documents that will be prepared by the Central Sulawesi BPPW / BP2P Center (Cq. Head of General and Administrative Subdivision as a work unit with the function of BUMN Management and BMN Handover



Facilitation) for BMN "which from the beginning of its acquisition is intended to be handed over to the local government/community", including:

1	List/Details of the proposed BMN (Item Code, Item No, BMN Name, Location, Year of Acquisition, Acquisition Value, Recipient) signed by the Power of Attorney of the Goods User
2	Inventory Report
3	Internal Team Decree
4	Minutes of Inspection by Internal Team
5	Statement of Willingness to Receive BMN Grants from Prospective Recipients, including a Certificate of Truth Copy of Statement of Willingness to Receive BMN Grants from Kasatker*)
6	Copies of Budgeting Documents (RKAKL/DIPA/KAK, Activity Operational Guidelines), including a Certificate of Correctness of the KAK
7	Copy of Acquisition Document: Contract and its Addendum, including Statement of Contract Breakup (if any), PHO/FHO, BMN/BASTO Management Certificate (if any), As Built Drawing along with its supporting documents in the form of situation plan, view, cut, detail drawing, product warranty, user manual, product warranty, product warranty, and product warranty.
8	Copy of Ownership Document (PBG/SLF)
9	BMN Documentation Photo
*): Although not required in accordance with statutory provisions, BPPW/BP2P is required as an initial commitment of the Local Government to receive the Assets.	

In accordance with the provisions in the Special Conditions of Contract (SSKK), the Provider is obliged to submit *As Built Drawing* along with supporting documents in the form of situation plans, views, pieces, detailed drawings, product warranties, instructions for use.

Regarding the completeness of these documents, almost all of them are internal documents in the PPK / Satker except for external documents obtained from the Regional Government as the recipient of assets, namely "Statement of Willingness to Receive BMN Grants and Asset Ownership Documents (PBG / SLF)".

❖ Preparation of Statement of Willingness of Local Government to Receive Grants

Although it is not required according to statutory provisions, for BPPW/BP2P it is needed as an initial commitment of the Local Government to receive Assets. From the results of interviews with BPPW / BP2P resource persons, information was obtained that BPPW Central Sulawesi faced challenges in preparing for the grant handover process based on previous experience, where the Regional Government requested a joint examination first before the Statement of Willingness to Receive Grants was signed by the Regent / Mayor. The joint examination process involves an internal team at the local government level which for BPPW/BP2P, the involvement of the internal team has an impact on the process of the Letter of Willingness to Accept Grants becoming longer because the approval process by the Regent/Mayor becomes tiered involving all elements of the agency in the Integrated Team.



In line with this, information was also obtained from the results of interviews with BPKAD sources in Palu, Sigi and Donggala, it was conveyed that the Joint Examination process involved an Internal Team which in Sigi and Donggala Districts only involved the Service/institution that would become an Asset User and BPKAD while for Palu City it also involved elements of the Inspectorate, and Bappeda. The results of this Joint Examination will be a report/material for consideration to the Regent / Mayor in the process of preparing a Statement of Willingness to Accept Grants.

Anticipating the mechanism at the Local Government level, the BPPW BMN Manager hopes that the Handover of Asset Utilization and Management with an output document in the form of a Minutes of Operational Handover (BASTO) to the Local Government/Asset User carried out by the project prior to approval of the asset grant, can be synchronized with the administrative needs of BMN grant preparation facilitated by the BPPW BMN Manager so as to accelerate the grant preparation process and or facilitate the coordination/facilitation process which is the task of the BPPW BMN Manager.

❖ PBG Ownership Document

Every building must meet administrative and technical requirements in accordance with its function. One of the administrative requirements is Building Approval (PBG). Based on Article 1 (point 17) of Government Regulation No.16/2021 on the Implementation Regulation of Law Number 28 of 2002 on Building, "*PBG is a license given to the owner of a building to build a new building, change, expand, reduce, and/or maintain the building in accordance with the technical standards of the building*". PBG has a function:

- Ensure building construction is legal;
- Ensure that the implementation of the building meets standards that ensure its users' safety, comfort, health, and convenience.
- Record the existence of building plans.

PP 16/2021 concerning Implementation Regulations of Law 28 of 2002 concerning Building, article 281 paragraph 3, explains that "A collection of buildings built in one area and having the same technical plan is issued a collective PBG". In line with these provisions and considering the large number of post-disaster housing units that require a PBG process in each Regency / City affected by the Central Sulawesi disaster, a policy was made by the local government for PBG Huntap to be issued a collective PBG per Huntap area, which means that one PBG document each for Huntap Tompe-I, Huntap Tompe-II and Huntap Tompe-III.

The PBG management process includes the following steps: 1). Registration/Application by the Applicant (Building Owner or authorized to apply), 2). Technical Service conducts an inspection of technical plan and if it is complied with will issue Statement Letter of Technical Standard Fulfillment equipped with technical calculation for retribution. Statement Letter of Technical Standard Fulfillment is made based on the recommendation to issue Statement Letter of Technical Standard Fulfillment by Technical Assessment Team (TPT) based on the result of technical plan document inspection; 3). The One-Stop Investment and Integrated Services Agency (DPMPTSP) issues PBG based on the Statement Letter on Fulfillment of Technical Standards after the applicant makes retribution



payment. The registration process, technical document examination results and issued PBG are uploaded through SIMBG.

❖ Certificate of Good Function (SLF)

Every building that has been completed must have an SLF as a condition for its utilization. Based on Article 1 (point 18) of PP No.16/2021 concerning the Implementation Regulations of Law Number 28 of 2002 concerning Building, it is explained that *"Certificate of Functioning Feasibility (SLF) is a certificate given by the Local Government to certify the Feasibility of Building Function before it can be utilized"*. Laik Fungsi is a condition of a building that meets the technical standards of the building in accordance with the specified building function. SLF has a function:

- o Ensure the building is safe for use.
- o Ensure that the building meets standards that ensure safety, comfort, health, and convenience for its users.
- o Record the physical existence of the building.

For a new building in the form of a simple 1 (one) floor building whose construction implementation supervision uses a service provider, the Construction Supervisor or Construction Management service provider carries out the Building Function Completeness Check.

In the event that the result of Building Function Completeness Inspection states that the Building is Function Completely, then the Construction Supervisor or Construction Management provides a statement letter of Building Function Completeness accompanied by Building Function Completeness Inspection report to the Building Owner/User.

The construction supervision service provider or construction management makes a checklist of the results of the inspection of functional feasibility based on the supervision report, inspection results, and commissioning test results. The checklist is made after the construction is completed. A statement letter of functional feasibility is issued before the FHO handover.

The checklist, statement letter of functional feasibility and as-built drawings must be uploaded in SIMBG by the construction supervision or construction management service provider or the Owner;

The SLF issuance process, like the PBG process, is uploaded through SIMBG. Referring to PUPR Regulation No. 27/PRT/M/2018 concerning Certificate of Building Functioning as amended by PUPR Regulation No. 3 of 2020 concerning Amendments to PUPR Regulation No. 27/PRT/M/2018 concerning Certificate of Building Functioning Articles 46-49, the procedure for issuing SLF for new buildings broadly includes: 1). Submission of application documents for SLF issuance by the applicant to the DPMPTSP Office; 2). In the event that the SLF Application document is declared complete, DPMPTSP accepts the SLF Application, collects data on the Building and submits the SLF Application document to the regional apparatus organizing the Building. 3). The Technical Team of the regional apparatus organizing the Building conducts verification of the results of the examination of the suitability of the SLF Application documents that have been received and can conduct field verification of the Function Completeness Inspection report to check the correctness

of the SLF Application documents. 4). The Technical Service Office of the Building organizer issues the SLF with the SLF document endorsement after the results of checking the suitability/truth of the SLF Application document, field verification, and/or confirmation results are declared to be appropriate/true. Then update the Building Building data collection on the recommendations given or SLF documents that have been legalized. 5). The Technical Service submits the recommendation or SLF document authorized to DPMPTSP after updating the data collection. 6). The applicant takes the SLF document authorized at DPMPTSP Donggala Regency.



The progress of the implementation of CSRRP-PUPR BMN grants to the Local Government at the case location can be presented as the following table.

Table 30. Progress Status of CSRRP-PUPR BMN Grant Implementation Case Location

N o.	Activities	IPA 2x30 Poboya LPD	SPALDT Huntap Talise	TPS-3R Huntap Pombewe	SMPN 19 Sigi	Tompe Huntap House
I.	Preparation of BMN Asset Grant Administration					
1.	Asset Inventory by BPPW/BP2P BMN Team	Not yet	Not yet	Review	Not yet	Finish
2.	Identification of Recipient Stakeholders (through PMC)	Finish	Finish	Finish	Finish	Finish
3.	Complete Project Documents <i>As built drawing</i> , BA PHO, etc;	Not yet	Not yet	Finish (+FHO)	Finish	Finish
4.	Joint inspection between PUPR (BPPW/BP2P) and Local Government	Not yet	Not yet	Not yet	Not yet	Not yet
5.	Preparation of Letter of Willingness to Receive Grant from Local Government	Not yet	Not yet	Process	Process	Process
6.	Licensing (PBG/IMB) of Buildings by Local Government	Not yet	Not yet	Finish	Process	Finish
7.	SLF for Building by Local Government	Not yet	Not yet	Finish	Not yet	Process
8.	Team Formation & Verification by PUPR Internal Team	Not yet	Not yet	Not yet	Not yet	Process
II.	Submission of Grant Application by BPPW/BP2P to PUPR (Echelon-1)	Not yet	Not yet	Not yet	Not yet	Not yet
II I.	Approval of BMN Grants, Agreements & BAST Grants to Local Government	Not yet	Not yet	Not yet	Not yet	Not yet
IV .	BMN Deletion & BMD Asset Bookkeeping	Not yet	Not yet	Not yet	Not yet	Not yet



Temporary Use of BMN (BASTO-CSRRP)

To accelerate the operation and management of assets by the Regional Government / Community of recipient stakeholders, PUPR through BPPW / BP2P as the development organizer implements an acceleration strategy by carrying out the handover of Management and Utilization (BASTO) of BMN Assets that have been built to the Regional Government to be utilized / operated and managed O & P until PUPR donates the assets to the Regional Government (asset status is still BMN). With this BASTO, the relevant SKPD/UPTD in accordance with their duties and functions carry out the operation and maintenance of BMN assets .

Operational handover is carried out after PHO through the Minutes of Handover of Utilization and Management (BASTO) signed by the Head of BPPW / BP2P Central Sulawesi as the Giver (BMN User) together with the Regent / Mayor / Regional Secretary as the Receiver.

From the implementation of BASTO that has been carried out at the case location, based on the substance agreed by both parties, it can be grouped into two, namely:

- 1) BASTO for Settlement Infrastructure assets such as TPS-3R, Fasdiksar through BPPW with the authority and responsibility for BMN utilization transferred to the Local Government / Manager and is obliged to provide operational and maintenance costs and implementation of management over BMN;
- 2) BASTO for Post-Disaster Huntap Special House assets such as Huntap Tompe through BP2P with the authority and responsibility to the Local Government to immediately carry out the occupancy process to the PAPs.

Of the 5 categories of case locations that are implemented contractually through Service Providers, there are already 3 activities that BASTO has carried out, namely: TPS-3R Sigi, Fasdiksar SMPN 10 Sigi and Huntap Tompe 288 units.

The CSRRP BMN Utilization and Management Handover mechanism to the Local Government/Recipient Stakeholders for settlement infrastructure/Fasdiksar (TPS3R Sigi and SMPN 19 Sigi) by BPPW and Tompe Huntap Special House by BP2P as described in the following figure.

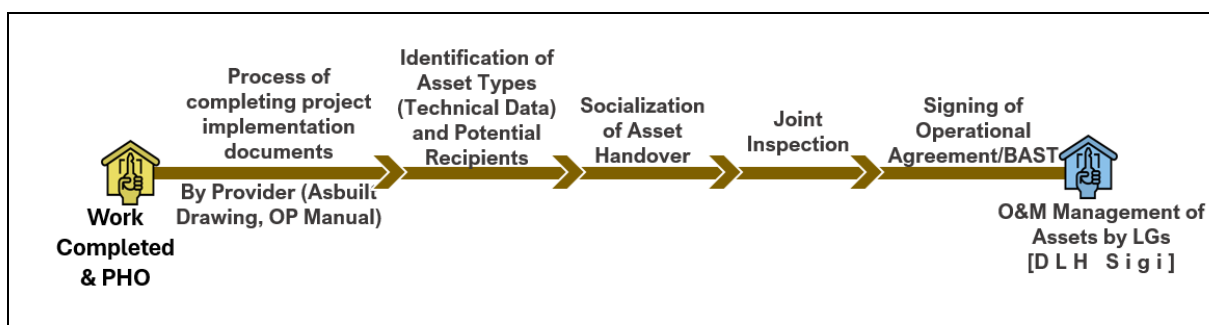


Figure 22. Process Diagram of Operational Handover of Settlement Infrastructure Assets/Fasdiksar (TPS-3R Sigi)

With the BASTO, the Regional Government through the Sigi LH Office implements TPS-3R Management of Huntap Pombewe Sigi.

For the handover of Huntap: still under construction, the DAPs are facilitated with Socialization, Disaster Reflection and Guidance on Earthquake Resistant & Healthy Homes. And after the physical progress of house construction >50%, the Finalization of Residents and Block Selection Meeting. After the construction of the house is 100% complete, the PAPs are facilitated to hold a parcel selection meeting, check their respective houses (Participatory Physical Check) and agree on an occupancy plan;

After the Participatory Check (and repairs are made to the shortcomings of the Check results, if any) and BASTO is carried out to the Regional Government, the Regional Government [Cq. Dinas Perkintan] is facilitated to carry out the Occupancy Agreement / BAST House Key to each WTB Occupant following the Occupancy Decree stipulated by the Donggala Regent. With the BAST of the House Key, the Residents carry out the Post-Disaster Huntap Special House Occupancy. The diagram can be described as follows:

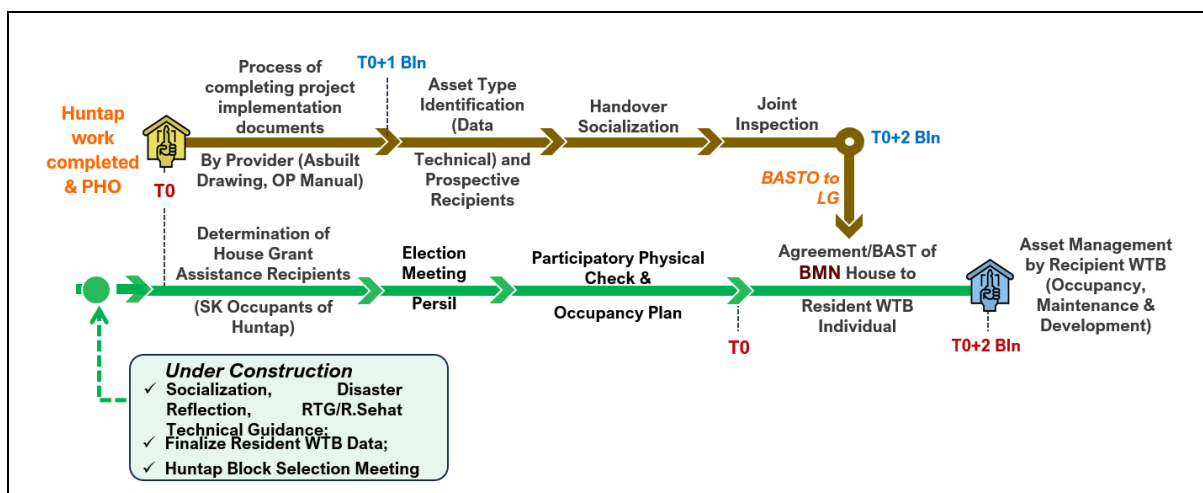


Figure 23. Diagram of the Process of Operational Handover of Assets of Special Houses for Huntap Tompe, Donggala Regency

With the BASTO, the Donggala Perkintan Office agreed and handed over the keys to the Tompe Huntap Special House to the WTB Occupants who had been determined through the Decree of the Donggala Regent.

From the implementation of several existing BASTOs, it can be seen that there are benefits for both BPPW / BP2P-PUPR and local governments, including:

- 1) Supporting the Tusi SKPD of the Regional Government to provide Basic Services which are the affairs of the Regional Government's authority;
- 2) Support the ongoing provision of basic infrastructure services for residents of Huntap / School, properly and continuously.
- 3) Supporting the hopes of disaster-affected communities to obtain proper housing after their temporary shelters are no longer suitable;
- 4) The Local Government can find out about the Plan to Transfer Asset Ownership (BMN Grant) & the Obligation to Manage Utilization & Maintenance by the Local Government;
- 5) The Local Government conducts an inventory of assets and prepares the asset management institution that will be received from the beginning (before the asset grant);

- 6) The unavailability of APBN / PUPR Program funds to carry out and finance the Operation of Built Assets and/or Maintenance of CSRRP Infrastructure after the maintenance period by the Provider is complete;
- 7) The existence of support from the Local Government to secure and/or prevent damage to Infrastructure outside the responsibility of the Satker / Service Provider before the handover of the grant;

The BASTO mechanism that has been implemented at the case location has effectively made the assets operated so that they are useful, for TPS3R Sigi and SMPN 19, the operation of the building has been carried out by DLH Sigi and UPTD Management of SMPN 19 Sigi. Likewise, for the Tompe Huntap House through the Donggala Regency Housing Office, an Occupancy Agreement / BAST of the House Key has been carried out to each WTB Occupant and most of them have been occupied by WTB Occupants.

For SPAM IPA 2x30 LPD Poboya and SPALDT Talise, although BASTO has not yet been implemented, from the results of interviews with local governments, it was found that local governments still need to be facilitated for the preparation of human resources and budgeting so that there is a basis for local governments to carry out budgeting and asset management in the future.

With this input, the BASTO process mechanism to be implemented needs to be followed by facilitation of the Local Government to identify the needs of HR, Budget and preparation of the APBD Budget. Diagrammatically, the BASTO process can be described as shown below.

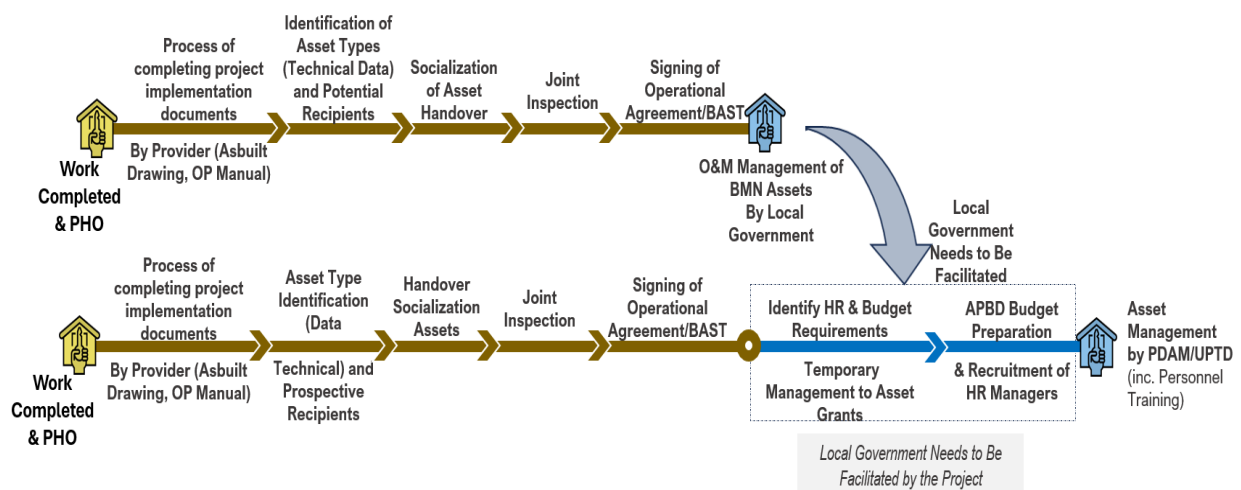


Figure 24. Development of BASTO Mechanism to Local Government

4.2.9. BMD Asset Transfer (Use and Transfer)

The acquisition of CSRRP assets for local governments is a BMN-PUPR grant in the context of government / social considerations (post-disaster RR) or not obtained through the APBD planning and budgeting mechanism. Thus, local governments can directly utilize these assets.

Based on the results of identifying the types of assets and recipient stakeholders in local governments, it is obtained that SKPD/UPTD will use some assets and some will be handed over to institutions/communities through the BMD grant mechanism.

a) **Use of BMD**

The form of BMD Use by the Regional Government is the **Determination of BMD Use Status (PSP BMD)** in each SKPD/UPTD following their respective tupoksinya. In the PSP form, the asset ownership status is Regional Property and the Asset User is SKPD/UPTD.

In the case location, the form of PSP BMD will be carried out for 3 types of assets, namely SPALD-T at the Public Works Office of Palu City with the use of UPTD Wastewater Treatment of Palu City, TPS3R Pombewe at the Environmental Service of Sigi Regency and SMPN 19 Sigi at the Education and Culture Office of Sigi Regency with the use of UPTD SMPN 19 Sigi.

b) **Transfer / Transfer of BMD Ownership**

For BMD assets whose utilization is not required following the duties and functions of SKPD/UPTD and/or because the designation according to the purpose of the BMN grant is for the Community/Private Education Institution (assisted by Dikbud), a handover will be carried out using grants or regional capital participation to the relevant recipient stakeholders. With this transfer, the ownership and user status of the asset moves to the recipient of the asset.

The two methods at the case site include:

- 1) **BMD Grants**, After the Local Government obtains the Assets through BMN grants, grants will be made by the Local Government for post-disaster / huntap Special House Buildings, to each Head of Family of the Resident WTB (belonging to the Resident WTB Individual) including to Private School Foundations for Private Fasdiksar. In the case location, this is only found in the Individual Recipient Category for the Tompe Post-Disaster Huntap Special House. The BMD Grant Procedure refers to Permendagri No. 19 of 2016 concerning BMD Management Guidelines;
- 2) **Regional Capital Participation to BUMD**, For Settlement Infrastructure SPAM IPA 2x30 LPD Poboya Palu City after being obtained by the Local Government through BMN grants will be made Regional Capital Participation of Palu City to PDAM / Perumda Avo Palu City because the Local Government (Cq. Dinas PU) only has the main tasks and functions of carrying out the maintenance and construction of clean water networks (there is no main tasks and functions of carrying out the operation of SPAM) while PDAM carries out some of the duties and affairs of the Regional Government of Palu City in the field of Management, Provision, and Distribution of drinking water / clean water that meets quality standards (Regional Government as Regulator and PDAM as Operator);

In summary, the form of alienation and PSP of BMD at the case location can be presented as the following figure.



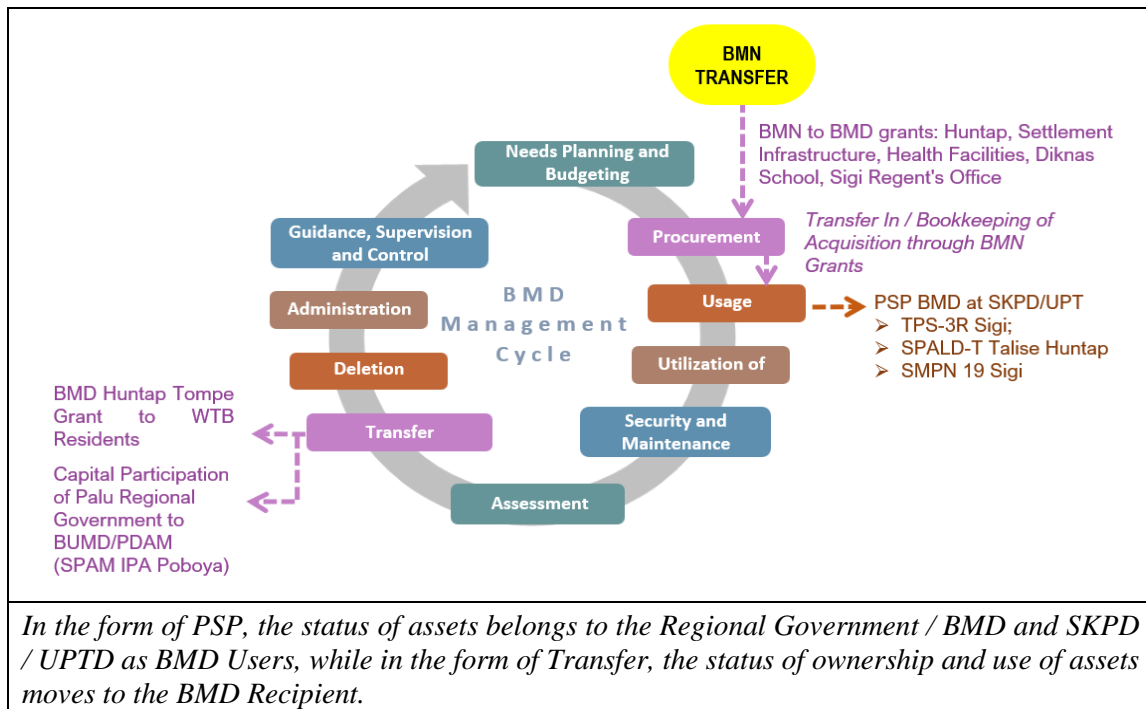


Figure 25. Illustration of Transfer and Use of BMD

4.2.10. Regional Capital Participation of Palu City to BUMD/PDAM Palu City

BMD objects that will be the capital participation of Palu City to PDAM Palu City in the form of SPAM IPA Poboya 2x30 LPD, SPAM Huntap Tondo-1, Tondo-2 and Huntap Talise are new developments, less optimal if managed directly by the regional apparatus organization of Palu City (Dinas PU Kota Palu) or at least it will be more optimal if handed over to the Regional Owned Enterprises. Moreover, the BUMD compatible with the grant's object has been established for a long time, namely the Palu City Drinking Water General Company which was established in 2002. Therefore, the most suitable option is to hand over the BMD to the Drinking Water General Company to be optimally utilized for the public interest and public welfare. In addition, the practice of Capital Participation by the Regional Government of Palu City to PDAM Palu City has been implemented several times, most recently with the Regional Regulation of Palu City Number 10 of 2022 concerning Regional Capital Participation to Regional-Owned Enterprises.

The capital participation of Palu City Local Government to Perumda Air Minum Kota Palu is a form of local government investment and can receive dividends if its operations generate profits, so the transfer status is in the form of ownership rights. This means that there is a transfer of ownership of the regional property from what was originally an unseparated regional property to a separated regional property which is then calculated as capital for Perumda Air Minum Kota Palu. Based on the Performance Evaluation Report of PDAM Palu City for Fiscal Year 2022 by BPKP Representative of Central Sulawesi dated May 15, 2023, stated that in 2022, there was no additional capital participation in the Company so that the value of capital participation of Palu City Government until the end of 2022 amounted to Rp. 29,659,998,000.00. There will be no government subsidies or grants to the company in 2022.

If added with the capital participation in 2023 of Rp. 2,000,000,000,000, - as stipulated in Perwal of Palu City No. 8 of 2022 concerning Management and Utilization of Regional Capital Participation to BUMD of Palu City, the value of capital participation of Palu City Government to PDAM until 2023 amounted to Rp. 31,659,998,000,00.

The Regional Government of Palu City has had a Regional Regulation on Regional Capital Participation to Regionally-Owned Enterprises, most recently with Palu City Regional Regulation Number 10 of 2022 concerning Regional Capital Participation to Regionally-Owned Enterprises. Several provisions in the regional regulation, need to be adjusted as described in the following table:

Tabel 31. Palu City Regional Regulation concerning Regional Capital Inclusion in BUMD

Palu City Local Regulation No. 10 Year 2022 Regarding Regional Capital Participation to BUMDs	Amendment to Palu City Regional Regulation No. 10 Year 2022 concerning Regional Capital Participation to BUMDs
<p>Article 4</p> <p>(1) The Regional Government shall provide Regional Capital Participation to BUMD as follows: a. Perumda Kota Palu; b. PDAM; and c. PT Bangun Palu Sulteng.</p> <p>(2) Regional Capital Participation to BUMD as referred to in paragraph (1) can be money and/or Regional property</p>	
<p>Article 7</p> <p>(1) Regional Capital Participation in PDAM in 2023 is set at Rp. 2,000,000,000 (two billion rupiah).</p> <p>(2) Allocation of Regional Capital Participation as referred to in paragraph (1) shall be included in the APBD for the fiscal year following the Regional financial capacity</p>	<p>There is a need for local government support through equity participation in the form of money for the operation of assets by BUMD;</p> <p>In addition to Capital Participation in the form of Money, it is necessary to add Capital Participation in the form of Goods/Assets of SPAM IPA Poboya according to the acquisition value of assets and must first be recorded as BMD Palu City (is BMD/Regional Wealth planned for capital participation to PDAM);</p>
<p>Article 8</p> <p>The management and utilization of Regional Capital Participation to PDAM as referred to in Article 7 shall be further regulated by Mayor Regulation</p>	<p>It is necessary to stipulate a new regulation on the Addition of Capital Participation of Palu City Government to PDAM with the value of assets/goods to be included as Regional capital or as a revision of the regulation of Palu City No. 8 of 2022 concerning Management and Utilization of Regional Capital Participation to BUMD of Palu City.</p>
<p>In line with the CSRRP Project policy to accelerate the operation of built assets through Temporary Use of BMN (BASTO), the Local Government of Palu City can conduct BASTO to PDAM with the approval/knowledge of BPPW as the BMN Owner until the Perda & Perwal of Capital Participation are effective and the assets are handed over to PDAM Palu.</p>	

With the Regional Regulation of Palu City concerning Additional Regional Capital Participation to Perumda Air Minum Kota Palu, BMD SPAM IPA Poboya, SPAM Huntap Tiondo-1, Huntap Tondo-2 and Huntap Talise originating from grants from the Ministry of PUPR, can have a juridical basis based on legal certainty over regional property, so that it can be utilized properly. Furthermore, with the transfer of regional property into the capital of the Regional Drinking Water General Company, grants originating from the central government

are expected to be managed and implemented following the principles of good financial management so that Regional Grants can be managed in an orderly manner, obeying the provisions of laws and regulations, efficient, economical, effective, transparent, and responsible with due regard to a sense of justice and propriety. Services to the drinking water needs of the community (*public service*) of Palu City are getting better, the level of public satisfaction increases, and the contribution to regional income to help the economy is also better.

4.2.11. Synchronization and Integration of Operational Handover Process and BMN Grants to Local Governments

Temporary Use of BMN (through Handover of Utilization & Management with BASTO) and BMN Grants can in principle be implemented after PHO.

The current process is that the two activities are carried out respectively, while between the two patterns there are the same activities or almost all Temporary Use (BASTO) activities are the initial activities of BMN Grant Administration Preparation. As an effort to accelerate the BMN grant process, the BASTO activities carried out earlier can be synchronized and carried out in an integrated manner with the preparation of BMN grant administration, coordination, and involvement of the BPPW BMN Team.

The same activities between the two transfer patterns and synchronoinization / integration with the BMN Grant process, include:

- 1). The process of completing the Project Implementation Documents by the Provider, including *As built drawings* and O&P Manuals, is intended to be used immediately during the implementation of the Join Inspection;
- 2). Initial Socialization may include for Handover of Management and grant plans to the Local Government;
- 3). Identification/Inventory of Assets and Prospective Recipients can be used together and become input for registration/reporting of BMN Assets to be donated;
- 4). Joint Examination between PIU BPPW/BP2P and the relevant Recipient Stakeholder Local Government by involving the BPPW/BP2P BMN Team (representing the Internal Team) with BA Joint Examination Results as well as to fulfill the preparation of BMN Grant administration in the context of Joint Examination and / or in order to meet the needs of the Local Government to submit a BMN Grant Readiness Letter;

With the synchronization and integration of the implementation of these two activities, it can accelerate the grant process to the Regional Government and at the same time facilitate the task of the BPPW BMN Team in Preparing BMN Grant Administration. This is also in line with the expectations of the BPPW BMN Team where the main challenge of the BMN Team also lies in the preparation stage.

This synchronization and integration can be applied for contractual activities that have not implemented PHO and BASTO. By accelerating the preparation of grant administration, it will certainly be able to accelerate the grant process to the Regional Government and in turn will accelerate the process for the Regional Government to follow up through BMD management.



The synchronization and integration process in the case location category can be applied to 2 activities that have not yet carried out PHO and BASTO, namely the 2x30 LPD Poboya IPA Activity and SPALDT Huntap Talise.

The synchronization and integration of the 2x30 LPD Poboya IPA and SPALDT Huntap Talise activities are described below.

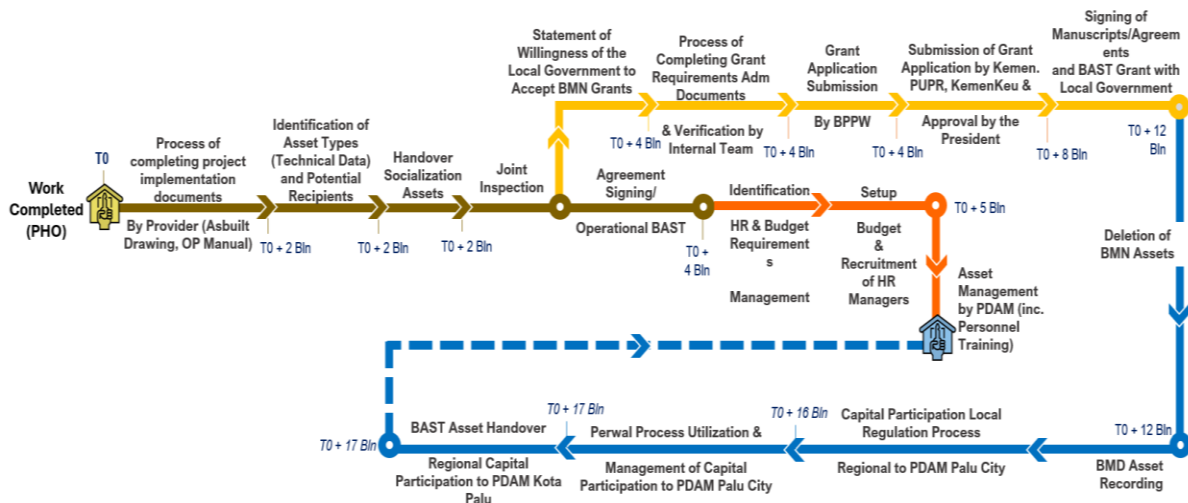


Figure 26. Synchronization and Integration of Operational Handover Process, BMN Grant to Palu City Local Government and Regional Capital Participation to PDAM Palu City

From the figure, it can be obtained that there is a need for post PHO time for:

- ✓ The process of Preparing Grant Requirements Administration Documents & Verification by the Internal Grant Team is about 4 months;
- ✓ The process of Grant Submission to Grant Approval is about 8 months;
- ✓ The process of Grant to Local Government until the signing of the Grant Agreement/BAST is about 12 months;
- ✓ The process of BMD Capital Participation of SPAM IPA Poboya up to BAST to PDAM Grant is about 5 months. So that the process from PHO to the start of O & P administratively / judicially by PDAM is around 17 months. (*Especially for the Regional Regulation Process for Regional Capital Participation to PDAM through the Regional Government to DPDR Palu City will adjust to the DPRD session period*).
- ✓ The Handover of Management (BASTO) process of the Grant is about 4-5 months;

From the diagram above, it can be seen that if synchronization and integration are carried out between the "Completing Grant Administration documents" process and the BASTO process, it can speed up the grant preparation process time by at least 2 months for the joint inspection process and preparation of the Local Government's Willingness Letter to accept BMN Grants. As with the Poboya LPD 2x30 IPA, the Talise Huntap SPALD-T can be presented as shown below.

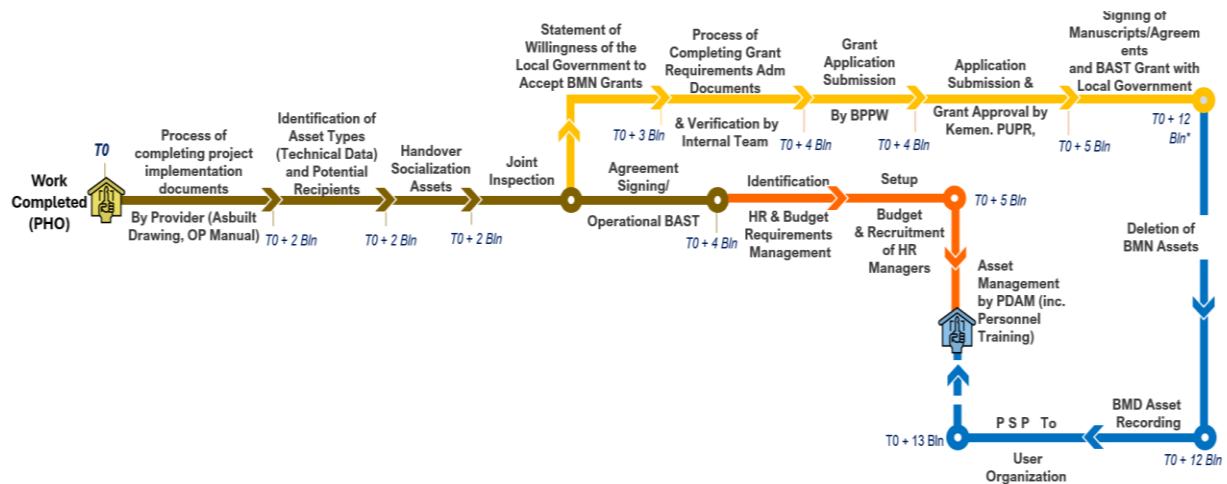


Figure 27. Synchronization and Integration of Operational Handover Process and BMN Grant of SPALD-T Huntap Talise to Palu City Local Government

From the figure, it can be obtained that there is a need for post PHO time for:

- ✓ The process of preparing the Grant Requirements Administration Documents and Verification by the Internal Grant Team is about 4 months;
- ✓ The process of Grant Submission to Grant Approval is about 5 months;
- ✓ The process of Grant to Local Government until the signing of the Grant Agreement/BAST is about 12 months (it should be at most 2.5 months from the Grant Approval but because there is a maintenance period for 12 months then FHO);
- ✓ The PSP process for BMD Asset SPALD-T Huntap Talise Grant is about 1 month;
- ✓ The process of juridically managing the BMD SPALD-T Huntap Talise Grant took about 13 months;
- ✓ The Handover of Management (BASTO) process of the Grant is about 4-5 months;

From the diagram above, it can be seen that if synchronization and integration are carried out between the process of completing the Grant Administration documents and the BASTO process, it can speed up the grant preparation process time by at least 2 months for the joint inspection process and preparation of the Local Government Willingness Letter to accept BMN Grants.

Some critical issues related to the two figures above can be described as follows:

- ❖ Operational Handover Activities (Utilization Management) of Assets, need to be followed up with facilitation of Local Governments to Identify HR Needs and O & P Budget so that Local Governments can obtain a basis for consideration of proposing APBD and recruitment of HR;
- ❖ From the above process, there are several activities whose completion rate will greatly affect the overall end time:
 - The completion of the Project Implementation documents by the Provider/Contractor will greatly affect the timing of starting the Joint Inspection, especially the *As built drawing* documents, both in accelerating the Handover of Management and preparing

for the process of submitting grant applications by BPPW (although in the Special Conditions of the Contract it is stated that at most 1 month after PHO).

- Grant Application Submission Process at the Ministry of PUPR level: The tendency of the *Directorate General of Cipta Karya's* work package value in the period 2016 to the present is mostly with a package value above Rp. 10 billion, so that the intensity of the grant application process through the Ministry of Finance and the State Secretariat has increased significantly, both of which will be handed over to the Regional Government and the proposing K / L so that the Asset Handover Process becomes longer with an increasing number of packages (*Exposure "Management of Handover and Elimination of BMN" by the Secretary of the Directorate General of Cipta Karya, at the Meeting on Handover of BMN-NSUP KOTAKU Assets, Jakarta, November 2022*).

For the Tompe Huntap Special House, it can be presented as the following figure.

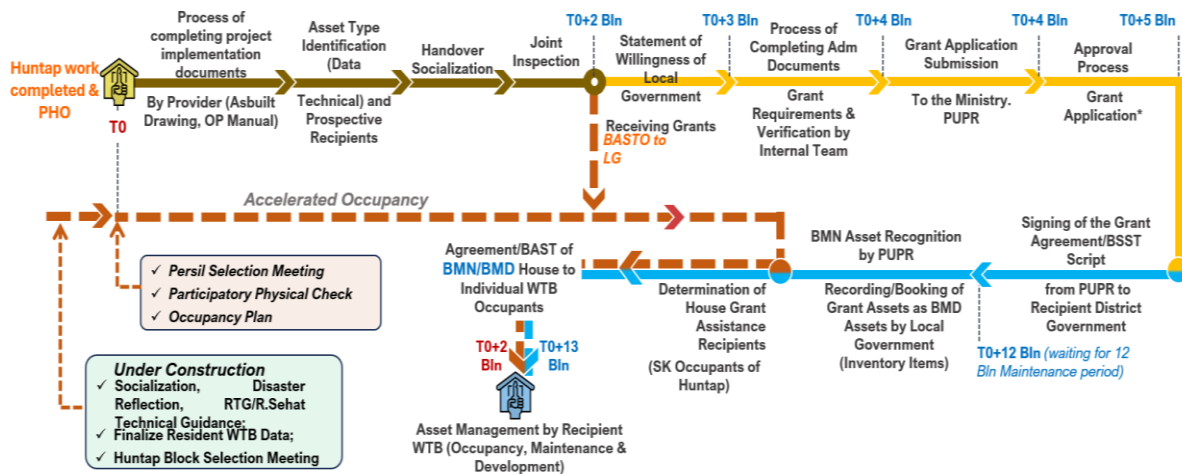


Figure 28. Synchronization and Integration of the Operational Handover Process and BMN Grants for Special Houses Huntap Tompe to the Local Government / WTB Occupants

From the diagram above, it can be seen that still during the construction period, the WTB were facilitated with Socialization, Disaster Reflection and Guidance on Earthquake Resistant & Healthy Homes. And after the physical progress of the house construction >50%, the Residents' WTB and the Huntap House Block Selection Meeting are finalized.

After the construction of the house is 100% complete, the PAPs are facilitated to hold a parcel selection meeting, check their respective houses (Participatory Physical Check) and agree on an occupancy plan;

After the Participatory Check (and repairs are made to the shortcomings of the Check results, if any) and BASTO is carried out to the Regional Government, the Regional Government [Cq. Dinas Perkimtan] is facilitated to carry out the Occupancy Agreement / BAST House Key to each WTB Occupant following the Occupancy Decree stipulated by the Donggala Regent. With the BAST of the House Key, the Residents carry out the Post-Disaster Huntap Special House Occupancy.

From the figure, it can be obtained that there is a need for post PHO time for:

- ✓ The process of completing the Grant Requirements Administration Documents & Verification by the Internal Team is about 4 months;
- ✓ The process of Grant Submission to Grant Approval is about 5 months;
- ✓ The Grant Process to the Local Government until the signing of the Grant Agreement/BAST is about 12 months (it should be at most 7.5 months with an asset value of <10 billion, but because there is a maintenance period for 12 months then FHO);
- ✓ The process of BMD Grants for Huntap Special Houses to WTB Residents is around 13 months;
- ✓ The process of Handover of Management (BASTO) of the Grant is about 2 months;

4.2.12. Transition Period of Handover Process

The purpose of providing Special Housing, Settlement Infrastructure and post-disaster public facilities is to provide basic services for citizens/institutions or Local Governments affected by the earthquake, liquefaction and tsunami disasters in Central Sulawesi Province in 2018.

From the existing policy, BPPW/PUPR is mandated to provide assets and hand them over to the Local Government while the Local Government is mandated to receive and manage assets resulting from post-disaster rehabilitation and reconstruction activities following statutory provisions.

From the BMN grant mechanism and Project Handover and asset use as described previously, it can be seen:

- 1) Project Handover Process, with the completion of PHO, the asset can be operated and FHO is carried out after the completion of all obligations of the Provider in the maintenance period according to the terms of the contract;
- 2) BMN Grant Process, with the completion of PHO, the Grant process can begin. For Assets with an acquisition value of < Rp. 10 billion require approval from the Ministry of PUPR with an estimated time of about 5 months until BAST of BMN Grants to Regional Governments, while for BMN worth > Rp. 10 billion requires Presidential approval with an estimated time of about 12 months;
- 3) The BMD Utilization process through PSP BMD is about 1 month, through Capital Participation to BUMD about 5 months and through BMD Grants to Recipient Stakeholders (WTB Residents of Huntap) about 1 month;

The interconnectedness of the three can be illustrated in the following figure.

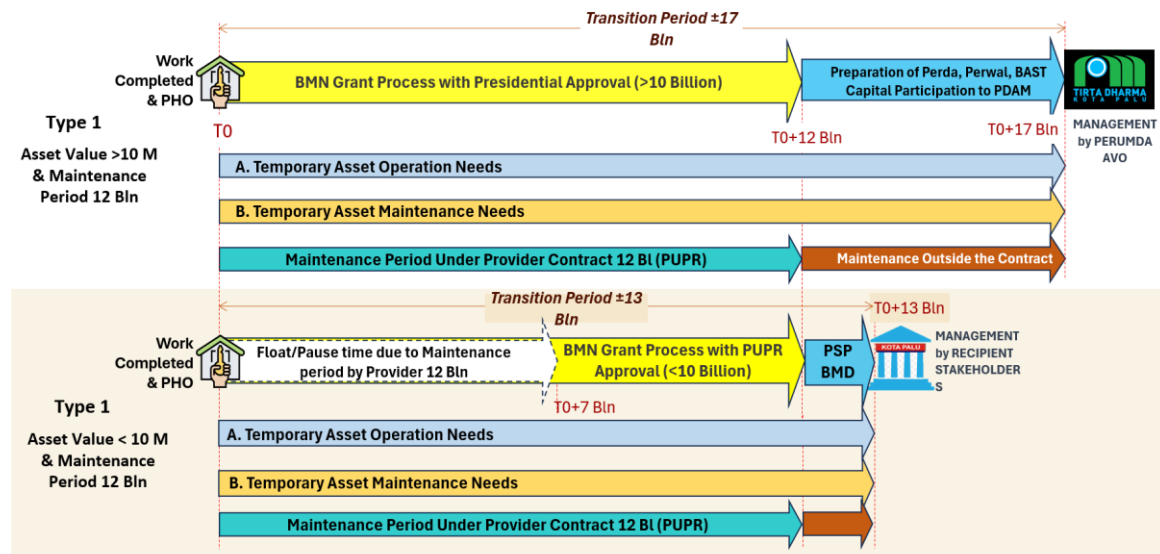


Figure 29. Illustration of the Challenge of the Transition Period of the Handover Process

From the picture above, it can be obtained that:

In Type-1 (for SPAM IPA Poboya Palu City), with an asset value of > 10 billion, there is a transition period where after the assets are built ready for use (after PHO and commissioning tests), the Proros of BMN grants to the Regional Government takes about 12 months until BAST Grant and the process of Regional Government Capital Participation (PMPD) to PDAM takes about 5 months (legal certainty). So, the time needed for the PDAM to operate juridically is around 17 months. Meanwhile, on the other hand, the asset is the only option planned/provided by the Government / Regional Government to provide basic services that are feasible and sustainable for the residents of Huntap Tondo-2 and Huntap Talise. This condition then creates a transition period for the need to operate assets to fulfill basic needs for WTB residents of Huntap Tondo-2 and Huntap Talise for around 17 months.

For asset maintenance needs, it can be carried out by BPPW through Providers (Contractors) as long as it follows the contract's provisions and is still within the maintenance period for 12 months. Meanwhile, with the PMPD process to PDAM, it raises the need for maintenance outside the contract by the Local Government for about 5 months or until the Local Government implements the BAST PMPD to PDAM.

In Type-2 (for SPALD-T Huntap Talise Palu City, Special House Huntap Tompe Donggala), there is a transition period where BMN Assets to be donated to the Regional Government take about 5-6 months and the PSP BMD process and / or the BMD Grant Process for Special House Huntap takes about 1 month. Given the BAST Grant after FHO, there is a float / pause time for the BMN grant process because the maintenance period of the SPALDT / Tompe Huntap House (12 months) is longer than the time requirement for the BMN grant approval process. This lag time allows for a more flexible grant application administration preparation process of around 7 months. So that the time needed for the operation by UPTD Air Limbah on SPALD-T and/or the operation of the Tompe Huntap House by the Resident WTB after the BMN grant for the Huntap Special House is juridically around 13 months. With

this condition, it then creates a transition period for the need to operate SPALD-T assets to fulfill basic needs for WTB residents of Huntap Talise and/or occupancy of houses by WTB residents of Huntap Tompe for around 13 months.

For asset maintenance needs, it can be carried out by BPPW through Providers (Contractors) as long as it is in accordance with the provisions of the contract and is still within the maintenance period of 12 months. This maintenance period is expected to be completed along with the completion of the BMN grant process.

In the event that the maintenance period by the Provider ends before the issuance of the BMN grant approval, PUPR will need maintenance outside the contract until the Asset is carried out BAST BMN Grant. With BASTO, the maintenance period outside the contract is the responsibility of the BASTO BMN User.

From the description above, considering the existing policy that BPPW/BP2P-PUPR only has the mandate to provide assets and hand them over to the Local Government and the Local Government is mandated to carry out the utilization and maintenance of the results of rehab-recon activities and the need for operation and maintenance of assets to provide basic services for the community properly, a policy is needed by BPPW together with the Local Government in anticipating the transition period above.

One of the acceleration strategies for the utilization and management of built assets in order to provide services to the user community, during the transition period, BPPW / BP2P carried out Temporary Use of BMN through Operational Handover (BASTO) to the Regional Government. With BASTO, the authority and responsibility for BMN utilization is transferred to the Regional Government / Manager and is obliged to provide operational and maintenance costs and implementation of BMN management.

From the illustration of the transition period as described earlier, with reference to the timing of the BASTO process in the completed CSRRP packages such as the Duyu IPA SPAM package in Palu City with a 4-month BASTO process (used for Illustration of SPAM IPA Poboya-Type-1 Assets, and SPALDT Huntap Talise-Type-2), the implementation of BASTO during the transition period above can be illustrated as shown below.

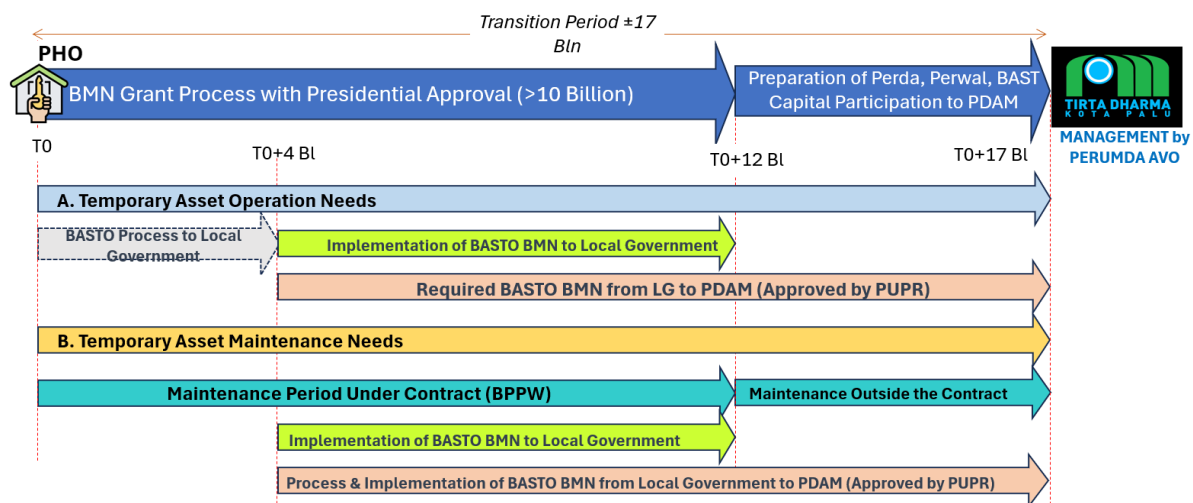


Figure 30. BASTO's Strategy to Meet the Challenges of the Type-1 Handover Process Transition Period

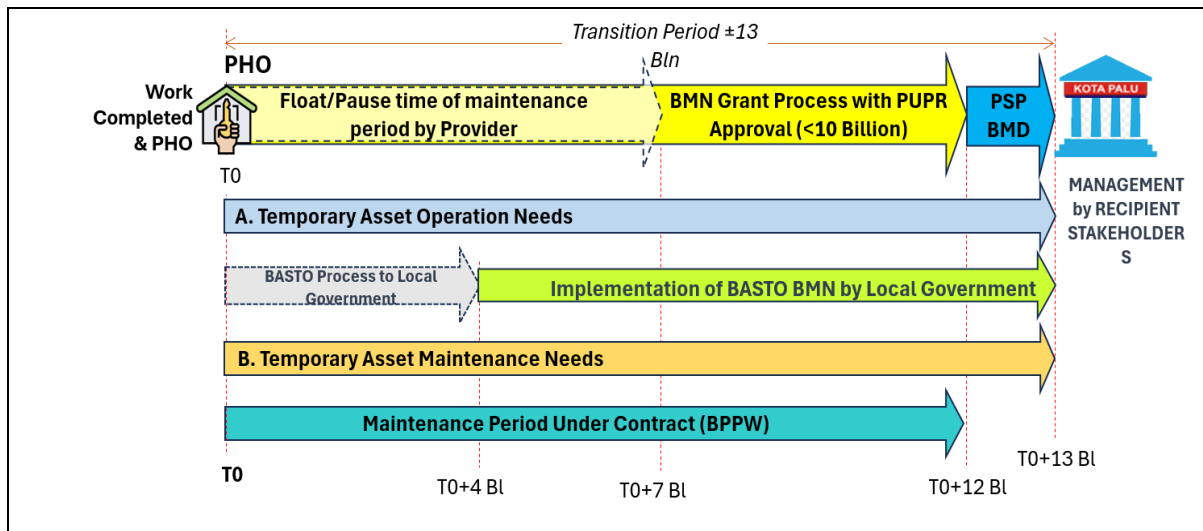


Figure 31. BASTO's Strategy to Meet the Challenges of the Handover Process Transition Period, Type-2

From the approach in both figures, the implementation at the case location can be obtained :

- ✓ For SPAM IPA Poboya, if you follow the BMN grant process, it takes about 12 months for BMN grants and 5 months for the capital participation process to the PDAM so that the total time needed juridically for the PDAM to carry out asset O & P management is around 17 months (transition period). And suppose BASTO is implemented with a process of about 4 months. In that case, the time required for the PDAM to be able to carry out O & M management of assets is only about 4 months from PHO or BASTO can accelerate the process of implementing O & M management for about 13 months. The 12-month BMN grant process can at the same time be completed with the end of the maintenance period by the Provider for 12 months.
- ✓ For SPALD-T Huntap Talise, if you follow the BMN grant process, it will take about 5 months for the BMN grant and about 1 month for the PSP process by the Public Works Office for Management at the Wastewater Treatment UPTD. So that the juridical time needed for DPU/UPTD to carry out O & P management is around 6 months.

Given that administratively the grant is submitted after FHO (full acquisition of assets by Satker/KPA and all obligations of the Provider have been carried out following the terms of the contract), the signing of the Grant Agreement / BAST Grant will wait for the completion of the FHO. Thus, the grant process and PSP at DPU/UPTD Wastewater Treatment takes about 13 months to be able to carry out O & P management (transition period).

And if BASTO is implemented with a process of about 4 months, the time needed for the PDAM to carry out O & P management of the asset is only about 4 months from PHO or BASTO can accelerate the process of implementing O & P management by about 9 months;

- ✓ For the Tompe Huntap Special House, if you follow the BMN grant process, it takes about 5 months and about 1 month for the BMD Grant process to the Residents. So that the juridical time needed for WTB Residents to occupy and carry out maintenance of their houses takes about 6 months.

Given that administratively the grant is submitted after FHO (full acquisition of assets by Satker / KPA and all Provider obligations have been carried out following the terms of the contract), the signing of the BMN Grant Agreement / BAST Grant Text will wait for the completion of the maintenance period / FHO for 12 months. Thus, the BMN grant process continues with the BMD grant for the Tompe Huntap Special House, which takes about 13 months (transition period) to be occupied by the WTB Occupants.

With the implementation of BASTO (including occupancy assistance by OSP), the time needed for the DAPs to occupy is only about 2 months from PHO or BASTO Tompe Huntap House can accelerate the process of operating/utilizing assets by about 11 months;

- ✓ For SMPN 19 Sigi since the completion of PHO in January 2024, not yet BASTO until June 2024 (6 months), if the Grant Process (5 months) and PSP BMD (1 month) then there is a transition period of about 12 months. With the target of completing BASTO in August 2024 / together with FHO, the BASTO process time will be 8 months after PHO so that BASTO is effectively 4 months. (not considering the relationship with furniture in other packages);

From the description above, the length of the transition period and the acceleration time of asset operation through BASTO for 6 case locations can be seen as the following table.

Table 32. Accelerated Time to Manage Assets Through BASTO Against Grants

Final-Recipient Category	Types of Assets Managed	Transition Period O&P Needs for Basic Services (post PHO)	Time to TTD BAST Hibah BMN (Post FHO)	Time to Temporary Use of BMN (BASTO)	Time Acceleration Through BASTO against Grant
Resident WTB Individual	Special House Huntap Tompe	13 Months	13 Months	2 Months	11 Months (Realized)
BUMD	SPAM IPA 2x30 LPD Poboya	17 Months	17 Months	4 Months	13 Months (Potential)
UPTD	SPALD-T Talise Huntap	13 Months	13 Months	4 Months	9 Months (Potential)
SKPD/Dinas	TPS-3R Sigi	7 Months	7 Months	2 Months	5 Months (Realized)
School Manager	SMPN 19 Sigi	6+6 (12 Bln)	12 Months	6+2 (8 Bln)	4 Months (Potential)
LTO Partnership	ISL Tompe Village	Handover is facilitated through assistance so that it can be effectively carried out after BAST by BPPW followed by the Tompe Village Government for about 1-2 months (<i>not through mechanisms such as BMN</i>).			
Description (Assumption):					
<div>➤ The Transition Period is the time needed from the completion of PHO (Ready to Use Assets) to the completion of BAST for BMD / BAST Grants for assets of Huntap Houses to WTB Occupants or BAST PMPD to BUMD for SPAM IPA Poboya Assets or PSP BMD for SPALD-T / TPS3R / SPMPN 19. BMN Post FHO Grant Time;</div> <div>➤ The Grant Period, the Signing Time of the BAST Grant is used which is adjusted to the end of the Maintenance Period by the Provider;</div> <div>➤ Time to start the BMN Grant Submission Process begins at the same time as the post PHO BASTO Process</div>					

From the implementation of BASTO, some follow-up is still needed, among others:

- a) From BASTO BMN to Local Government, it needs to be followed up with BASTO BMN from Local Government to PDAM as SPAM Operator (This BASTO process needs to be Approved / Noted by BPPW-PUPR);
- b) BASTO BMN by PUPR for Poboya IPA and SPALD-T, needs to be accompanied by the preparation of human resources and budget for managers to carry out O & M.
- c) Considering that BASTO incurs maintenance obligations, while within the contract period there is also a maintenance period, the Service Provider and BASTO Manager/Recipient must prepare a Joint Maintenance Work Program and according to the responsibilities of each party;
- d) With the maintenance period by the Provider according to the limitations in the contract provisions, this can be part of BPPW's responsibility in BASTO during the maintenance period through the Service Provider which in the future can become a clause in BASTO;

4.3. Readiness of Local Government Capacity to receive, operate, maintain and develop the *transferred* asset in terms of resources, budget, knowledge etc.

Regency / city governments (Palu City, Sigi and Donggala) will receive BMN PUPR (CSRRP) asset grants. Not all assets that will be granted to the LG will be used by the SKPD, however, some of these assets will be transferred after becoming BMD by the LG to the Recipient / End User. Therefore, the Readiness will also involve the readiness of the LG in addition to the final recipient institution of the asset.

The readiness of LGs and end-user institutions to receive, operate, maintain and develop the transferred assets is categorized into 2 parts, namely:

1). Readiness to Receive Assets, by looking at aspects:

- a. Institutional/regulatory aspects that exist as a legal basis for receiving assets, and
- b. Aspects of Asset Handover implemented.

Asset Handover activities include the handover of BMN Grants and BMD Use Processes and/or the handover of BMD alienation to end users. Asset handover preparation activities also include activities in the context of handing over BMN grants and Temporary Use of BMN through BASTO. The activities at this stage are dominantly the domain of the Local Government as the initial recipient of assets, while the involvement of the End User is limited to only a few specific activities. Whether it is in the process of BMN grants to LGs from PUPR or the Transfer of BMD assets to End Users such as BUMD-PDAM in the form of Regional Government Capital Participation (PMPD) and / or grants of Special Housing to Individual WTB Residents.

2). Readiness to Manage Assets (operate, maintain and develop) by looking at aspects of Budget availability, HR availability, HR Capacity and Asset Development Plan.



The division above is only intended to facilitate explanation (the initial recipient by the LG) because basically the two parts are not independent, especially the institutional/regulatory aspects described in the receiving aspect are also fundamental aspects for readiness to manage assets.

In general, the readiness of local governments and institutions/communities to receive, operate, maintain and develop the assets received is described in the following table, for a detailed explanation of the readiness of local governments and institutions/communities is described in the next sub-chapter.



Table 33. Table Summary of LG Readiness to Receive, Operate and Maintain Assets

Final Receiver	Asset Type	Readiness of Local Government and Institutions/Communities	
		Readiness to Receive (Institutional/Regulatory Aspects and Asset Handover)	Manage (Operate, Maintain and Develop)
BUMD-PDAM	SPAM IPA 2x30 LPD Poboya Palu City	<ul style="list-style-type: none"> - In the institutional/regulatory aspect, BUMD-PDAM is ready to receive assets. This can be seen from the existence of organizational regulations that are already available, already have an organizational structure and tupoksi as a legal basis for managing assets, but for the assets of SPAM IPA Poboya which will be PMPD Palu City to PDAM Palu City, the Regional Government needs to make adjustments to Regional Regulation No. 10 of 2022 concerning PMPD to BUMD related to the form of capital participation for goods/assets and Perwal for its implementation. - In the aspect of Asset Handover, the Palu City Government is not fully prepared to accept the assets of the Poboya IPA SPAM, this can be seen from the activities that have generally not been completed because it is related to the time where the asset provision process has not been completed (still in the construction process by PUPR) so that the handover activities that will be carried out by the local government together with PUPR have not yet begun either through BASTO or BMN Grants. 	<ul style="list-style-type: none"> - BUMD-PDAM of Palu City is not fully ready to manage the assets of SPAM IPA Poboya. In addition to the existing institutional readiness, the readiness of the new BUMD-PDAM can be seen from the availability of existing human resources and human resource capacity, but the availability of budget is not yet available and requires recruitment of additional human resources and capacity building, especially SCADA System Operators.
UPTD-UPTD Wastewater Treatment	SPALDT Huntap Talise Palu City	<ul style="list-style-type: none"> - In the institutional/regulatory aspect, the UPTD Wastewater Treatment Unit is not yet fully ready to receive assets because although the institution/organization already exists, it still needs strengthening in the UPTD Organizational Structure and Tupoksi, including recruitment of human resource managers; - In the aspect of Asset Handover, the Palu City Government is not fully prepared to receive SPALDT assets, this can be seen from the activities that are generally not yet completed due to time-related where the asset provision process has not 	<ul style="list-style-type: none"> - The UPTD of Wastewater Treatment of Palu City is not yet fully prepared to manage the SPALD-T assets of Talise Huntap. UPTD readiness is only available institutionally as described earlier, but human resources (operators) and budget for SPALDT management are not yet available.



Final Receiver	Asset Type	Readiness of Local Government and Institutions/Communities	
		Readiness to Receive (Institutional/Regulatory Aspects and Asset Handover)	Manage (Operate, Maintain and Develop)
		been completed (still in the construction process by PUPR) so that the handover activities by PUPR either through BASTO or BMN Grants have not yet begun.	
Environmental Agencies	TPS3R Huntap Pombewe, Sigi	<ul style="list-style-type: none"> - In the institutional/regulatory aspect, DLH Sigi is ready to receive assets. This can be seen from the existence of an organization that is already available, has an organizational structure and tupoksi as a legal basis for managing assets, however for the nomenclature of TPS-3R Management in the future, the Sigi Regional Government needs to make adjustments to Regional Regulation No. 9 of 2013 concerning Management of Household Waste and Waste Similar to Household Waste. - Readiness in the asset handover aspect, the Sigi local government [Cq. DLH Sigi] is ready to receive the TPS-3R assets, this can be seen from the activities that have generally been completed, especially through the TPS-3R BASTO process, including the TPS-3R operation; 	- Dinas-DLH Sigi has carried out asset management of TPS-3R Huntap Pombewe. In addition to institutional readiness, the readiness of the Sigi Environment Agency is also evident from the availability of the available budget, human resources and human resource capacity.
School Manager-SMPN 19 Manager	SMPN 19 Sigi	<ul style="list-style-type: none"> - On the institutional/regulatory aspect, the Sigi local government [Cq. Dinas Dikbud and School Managers] is ready to receive assets. This can be seen from the existence of an organization that is already available, has an organizational structure and tupoksi as a legal basis for managing assets; - On the aspect of asset handover, the Sigi local government [Cq. Office of Education and Culture and School Managers] is ready to receive the SMPN 19 Sigi Building assets, this can be seen from the activities that have generally been completed and/or are in the BASTO process. 	- The School Manager of SMPN 19 Sigi is ready to manage the building assets of SMPN 19 Sigi. In addition to institutional readiness [Dinas-Dikbud and SMPN 19 Sigi School Manager], Readiness is also evident from the availability of Budget, Human Resources and Human Resources Capacity that have been available in the existing SMPN 19 Sigi School Manager.
Individuals-WTB Residents	Post-disaster house in	- In the institutional/regulatory aspect, the Dinas Perkimtan is ready to receive assets. This can be seen from the existence of an organization that is already available, has an organizational structure, and has tupoksi as a legal basis for	- Individuals-WTB Residents have carried out asset management of the Tompe Post-Disaster Huntap Special House



Final Receiver	Asset Type	Readiness of Local Government and Institutions/Communities	
		Readiness to Receive (Institutional/Regulatory Aspects and Asset Handover)	Manage (Operate, Maintain and Develop)
	Tompe, Donggala	<p>receiving assets. Likewise, with the readiness of individual WTB residents who have been facilitated and determined by the Donggala Regional Government.</p> <ul style="list-style-type: none"> - In the aspect of asset handover, the local government is ready to receive assets. This can be seen from the preparation activities for asset handover which have generally been completed, including the WTB Residents have lived in the Tompe Huntap Special House. 	<ul style="list-style-type: none"> - The management of Post-Disaster Special Houses is the responsibility of each Resident WTB.
KPP-ISL Partnership	ISL Tompe Village, Donggala	<ul style="list-style-type: none"> - In the institutional/regulatory aspect, the Tompe Village Government is ready to receive assets. This can be seen from the existence of an existing organization, which has an organizational structure and duties and functions as a legal basis for receiving assets. Likewise, the readiness of the ISL KPP has been facilitated and established by the Tompe Village Government. However, the readiness of the ISL KPP still requires strengthening both in terms of its organizational structure and main tasks and functions. - In terms of asset handover, the Tompe Village Government was not fully prepared to receive the assets. This can be seen from the fact that most asset handover activities have not been completed due to the timing of the handover process carried out by the Satker/BPPW and/or because the ISL construction has not yet been completed; 	<p>The KPP-ISL partnership is not yet fully prepared to manage the assets resulting from the Tompe Village ISL activities (Drainage and Neighborhood Roads including complementary buildings such as plug plates). This is evident from the fact that in addition to the institutional aspect, there is also no budget and/or joint rules that support the agreed KPP financing, including the certainty of human resource management and human resource capacity development plans that have not been implemented.</p>
Dominant Key Factors Readiness to Receive and Manage O&P in the Case Sites above because BASTO has been carried out and the Local Government facilitated, and/or potentially more ready because of the existing asset management before the disaster such as in the SMPN 19 Sigi Fasdiksar.			



Further explanation of the readiness of LGs and institutions/communities is outlined in the following sub-chapters.

4.3.1. Readiness of Palu City Government, BUMD and UPTD to Receive Assets

The Palu City Government will receive the assets of SPAM IPA Poboya and SPALD-T Huntap Talise from the MNN PUPR (CSRRP) grant. Furthermore, the assets of SPAM IPA Poboya will be handed over ownership and use to BUMD-PDAM Palu City and the assets of SPALD-T will be implemented by UPTD Pengolahan Air Limbah-Dinas PU Palu City. Before the assets are handed over to the respective Users, the assets will be received from BMN grants by the Local Government [Cq. Public Works Office of Palu City].

Readiness in the institutional/regulatory aspect, **BUMD-PDAM is ready to receive assets**. This can be seen from the existence of organizational regulations that are already available, already have an organizational structure and tupoksi as a legal basis for managing assets, but for the assets of SPAM IPA Poboya which will be PMPD Palu City to PDAM Palu City, the Regional Government needs to make adjustments to Regional Regulation No. 10 of 2022 concerning PMPD to BUMD related to the form of capital participation for goods/assets and Perwal for its implementation.

And for the UPTD Wastewater Treatment UPTD **is not fully ready to receive assets** because even though the institution/organization already exists, it still needs strengthening in the UPTD Organizational Structure and Tupoksi including recruitment of human resource managers;

Readiness in the **aspect of Handover of assets, the Palu City Government is not fully ready to accept the assets of SPAM IPA Poboya and SPALDT**, this can be seen from the activities that have generally not been completed because it is related to the time where the asset provision process has not been completed (still in the construction process by PUPR) so that the handover activities by PUPR either through BASTO or BMN Grants have not yet begun.

In general, the policy/regulation aspect readiness for the LG as the Initial Recipient [Cq. Public Works Office of Palu City], BUMD-PDAM and UPTD Wastewater Treatment of Palu City is described as in table 34. In addition to these two tables, Figure 32 presents the readiness of the LG related to the timing of activities which shows that only the institutional aspect is ready, while the asset handover activity is only the PBG arrangement that is in process while other activities are still not/processing.

Table 34. Institutional Readiness of Local Government, BUMD and UPTD to Receive Assets

Grant Asset Recipient	Institutional/Regulatory Readiness
Initial Recipient Local Government [Cq. Public Works Office of Palu City]	<ul style="list-style-type: none"> - Perda No. 10 of 2016 as amended by Perda No. 8 of 2017 concerning Amendments to Perda 10 of 2016 concerning the Establishment and Composition of Regional Apparatus: The Public Works Agency organizes basic services in the field of Clean Drinking Water and basic services in the field of Domestic Wastewater; - Perwal of Palu City No. 19 of 2017 concerning Tupoksi of DPU Organization of Palu City: DPU has the main tasks and functions for the implementation of Clean Water / Drinking Water through the work unit of

Grant Asset Recipient	Institutional/Regulatory Readiness
	<p>the SDA and CK Division, Clean Water Management Section. This section has the main duty to carry out the maintenance and construction of clean water networks, but there is no main duty to carry out the operation of SPAM;</p> <ul style="list-style-type: none"> - In the implementation of SPAM & SPAL, the Public Works Office carries out the regulator function (steering), including aspects of technical policy, coordination; monitoring; direction and supervision. While the operator function (rowing), namely operating the SPAM system by PDAM Kota Palu and operating SPALDT by UPTD Pengolahan Air Limbah.
BUMD-PDAM Palu City	<ul style="list-style-type: none"> - The local government of Palu City already has Local Regulation No. 10 of 2022 concerning Regional Capital Participation to BUMDs, including Regional Capital Participation in PDAM in 2023 set at Rp. 2 billion. However, it is necessary to stipulate changes to the regulation, related to the form of capital participation for goods / assets and Perwal for its implementation; - Perda No. 20 of 2002 concerning the Establishment of PDAM Kota Palu as amended by Perda No. 4 of 2013 concerning Regional Drinking Water Companies, PDAM aims al. To carry out some of the tasks and affairs of the Local Government in the field of Management, Provision, and Distribution of drinking water / clean water that meets quality standards; - Decree of the Director of PDAM Kota Palu No. 15/Skep/PDAM/XII/2021 concerning the Determination of the Organizational Structure of PDAM Kota Palu, has outlined the Organizational Structure and Tupoksi of each work unit in detail, covering OPP SPAM starting from the Raw Water Unit, Water Production / Treatment Unit, Distribution Unit and service unit (SR);
UPTD-UPTD Wastewater Treatment of Palu City	<ul style="list-style-type: none"> - Perwal of Palu City 24 of 2019 concerning the Establishment, Organizational Structure, Duties, Functions and Work Procedures of the Technical Implementation Unit of the Public Works Office of Palu City: UPTD Domestic Wastewater Treatment is a UPTD that carries out public service operations in the field of Domestic Wastewater. - The existing UPTD Organizational Structure and Tupoksi still focus on the provision of desludging and treatment at the IPLT. No SPALD-T management covers operation, maintenance and development starting from the service unit, collection and treatment at the IPALD;

Table 35. Readiness of Asset Handover for Local Government, BUMD and UPTD to Receive Assets

No.	Preparation Activities for Receiving Assets	BUMD Recipient Category (SPAM IPA Poboya Palu)	UPTD Recipient Category (SPALD-T Huntap Talise Palu)
1	Final Receiving Institution	PDAM Palu (Perumda Avo)	UPTD Waste Water Treatment Palu
2	Coordination of Handover of Management and Assets (<i>BASTO and Grants</i>)	Already, initial information through land / plot preparation, PBG / SLF preparation and coordination meeting with BPPW, finally Sustainability Workshop, June 25, 2024	
3	Facilitation of PBG/IMB Building	Process, still being verified by DPRP Palu, already submitted by PDAM for IPA and DPU for SPALDT	
4	SLF B/G facilitation	Not yet, SPLF has been prepared by TMC-1, Submission is waiting for PBG to be Issued	



No.	Preparation Activities for Receiving Assets	BUMD Recipient Category (SPAM IPA Poboya Palu)	UPTD Recipient Category (SPALD-T Huntap Talise Palu)
5	Local Government Internal Integrated Team for Asset Handover (<i>BASTO and Grant</i>)	No, the Team will be coordinated by the Public Works Agency/User after there is a request from BPPW for Joint Inspection. The Integrated Team involves DPU, BPKAD, Bappeda and Inspectorate elements, including PDAM (for SPAM) and UPTD (for SPALDT).	
6	Inspection Facilitation (<i>BASTO and Grants</i>)	Not yet, joint inspection of BPPW with the local government after completion of PHO	
7	Inventory/Collection of assets to be received from PUPR	Detailed data collection will be carried out in conjunction with the Joint Inspection. After BPKAD will register Grant Inventory of assets.	
8	Facilitation of Willingness to Receive Grant from Local Government	Not yet, after there is a BPPW Request and a Joint Inspection is carried out for both BASTO and / or BMN Grants	
9	Facilitate the signing of BASTO	Not yet, waiting after the Joint Inspection	
10	Facilitation of the signing of the Grant Agreement / BAST Manuscript	Not yet, waiting after the issuance of Asset Grant Approval	
11	Facilitation of Recording & PSP of Assets received into BMD	Not yet, waiting for the completion of the grant BAST, (Recording on BMD Inventory Goods for SPAM IPA Poboya) and on Fixed / Capital Goods / Assets for SPALD-T and PSP BMD at the Public Works Office of Palu City.	
12	Facilitation of Preparation of Regional Government Capital Participation to BUMD-PDAM	Not yet, waiting for the asset to be handed over and become BMD (Perda, Perwal, BAST)	Not required (Use with PSP at Public Works Office)
13	Readiness of human resources and budget for the implementation of handover activities	The required human resources are the Local Government Internal Team from existing SKPD personnel including the recipient institution/party. For the implementation of the Internal Team's duties, the Local Government does not specifically prepare a decree and budget but it has become a Local Government policy when there is a process of transferring/granting Assets to the Local Government.	



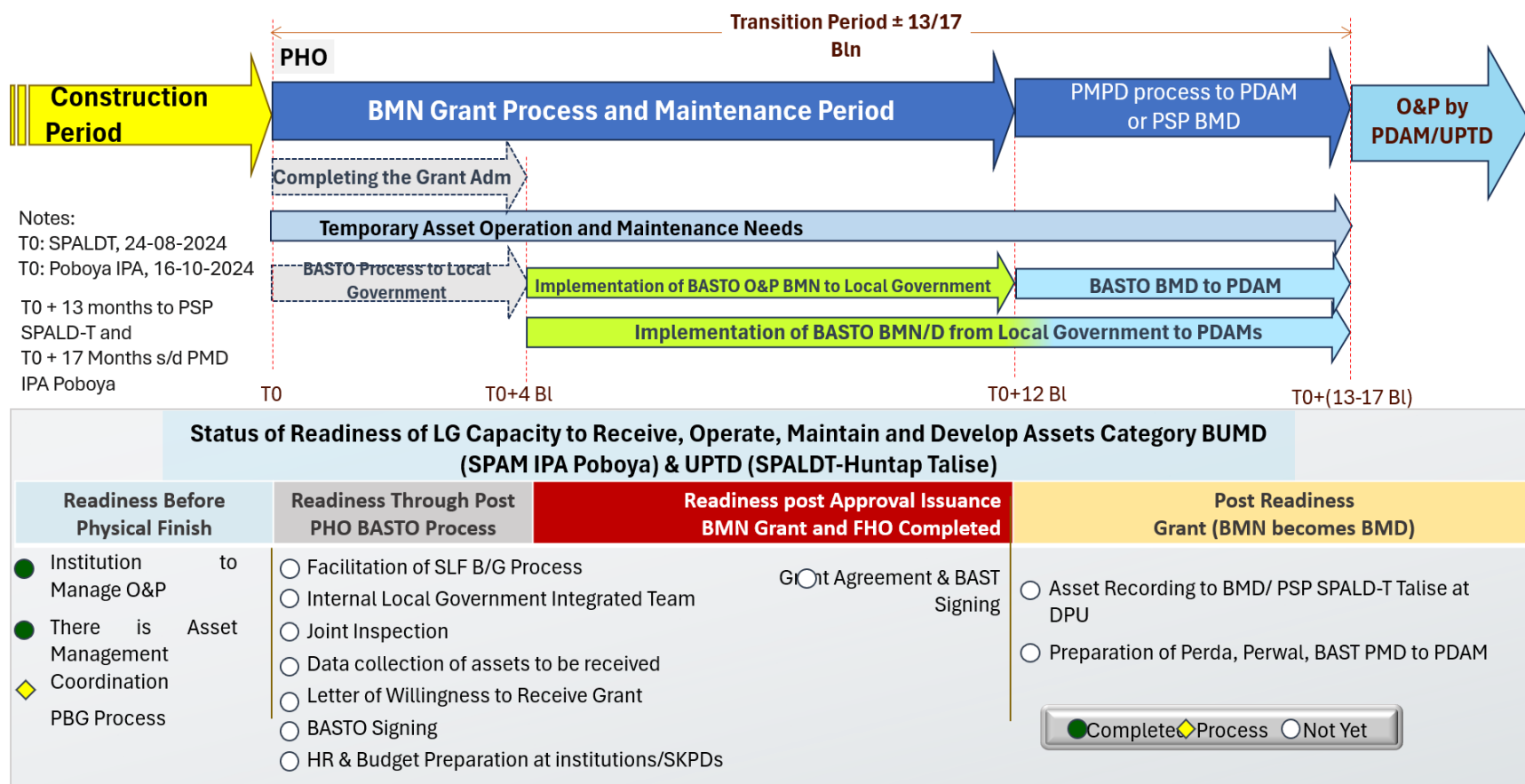


Figure 32. Illustration of Readiness of Local Government Capacity Related to Timing of Activities to Receive, Maintain, Operate and Develop Assets Category of Recipients BUMD and UPTD



4.3.2. Readiness of BUMD and UPTD to Manage Assets (Operate, Maintain and Develop)

BUMD-PDAM of Palu City is **not fully ready** to manage the assets of SPAM IPA Poboya, as well as UPTD Wastewater Treatment to manage SPALD-T assets. In addition to the institutional readiness as previously described, the readiness of BUMD-PDAM can only be seen from the availability of existing human resources and human resource capacity, but there is no budget availability. Likewise, the readiness of UPTD Wastewater Treatment, only available institutions as described previously, but human resources and budget for SPALDT Management are not yet available. This is as described in the following table.

Table 36. Readiness of BUMD and UPTD to Operate, Maintain and Develop Assets

Aspects	Readiness of BUMD Recipient Category (SPAM IPA Poboya Palu)	Readiness of UPTD Recipient Category (SPALD-T Huntap Talise Palu)
Budget Availability	<ul style="list-style-type: none"> - Budget is not yet available, estimated O&P cost requirement is Rp. 880 million/year or about Rp. 73 million/month; - Potential sources of funds to finance OPP SPAM IPA Poboya can include PDAM Capital, PMPD in the form of Money and Retribution/customer tariffs; - Existing PDAM capital, especially chemicals for water treatment needs during the BASTO period, will optimize existing materials; - The PDAM together with the local government will submit a proposal for CERDP in the form of Money for SPAM Operations to the DPRD around August 2024 (APBD-P), along with other SPAM assets that have been BASTO; - There is already a Perwal of Palu City regarding the Determination of Drinking Water Tariff of PDAM Palu. 	<ul style="list-style-type: none"> - Budget is not yet available, estimated O&P cost requirement is Rp. 151 million/year or about Rp. 12 million/month; - The potential source of funds to finance the SPALD-T Huntap Talise OP comes from the APBD; - UPTD through the Public Works Office will propose an allocation for SPALD-T Operations around August 2024 (APBD-P) or after the Asset Handover to the Local Government; - There is no determination of retribution/fees for SR SPALDT customers by the local government of Palu City.
HR Availability	<ul style="list-style-type: none"> - There are already 56 existing employees of PDAM Palu City, including the Engineering Section of 19 people and the Administration & General Section of 34 experienced people so that during the BASTO period will be able to use existing human resources, except for SCADA Operators who need recruitment, in the future an additional 21 	<ul style="list-style-type: none"> - There are currently only 7 UPTD employees for the implementation of the IPLT Management Tusi, consisting of 2 managers, 2 administrative staff and 3 fecal truck drivers; - Existing employees do not have experience managing SPALDT (a new thing for UPTD);

Aspects	Readiness of BUMD Recipient Category (SPAM IPA Poboya Palu)	Readiness of UPTD Recipient Category (SPALD-T Huntap Talise Palu)
	Operators are needed to cover the management of SPAM IPA Poboya including Intake + Raw Water Transmission Network from BWS.	- No human resources are yet available to manage the SPALD-T that will be received. It is estimated that approximately 3 Operators will be required for SPALDT Management;
HR Capacity Development	PDAM always participates in routine training programs organized by the PUPR Drinking Water Training Center (BATAM). Finally, in 2023, it has obtained a form and will propose 6 trainees. In addition to the PDAM routine program, for the Poboya IPA SPAM Outsourcing is also planned to be carried out training by BPPW [Cq. PPK Drinking Water] which will involve elements of the Regional Government and PDAM Palu City.	UPTD plans to participate in OP Training for IPLT as well as SPALDT by including 2 existing IPLT management employees in the training organized by the Technical Center for Drinking Water and Sanitation II (BTAMS-II) PUPR in the city of Surabaya in April 2024. For the transfer of SPALDT management, training is also planned to be held by BPPW which will involve elements of the Regional Government and UPTD of Palu City.
Development Plan	Currently there is a development plan by PDAM to utilize the excess discharge from the production of Poboya IPA which will be optimized to meet the capacity of drinking water in existing services.	Currently there is no development plan for the SPALD-T Huntap Talise asset, UPTD is still focusing on asset operations.
<p>Linkage to Raw Water from the EARR-ADB project at Poboya Water Treatment Plant:</p> <p>For raw water intake through Intake + Raw Water Transmission to Poboya IPA, after Handover of Management from BWS to Palu City Local Government, it is necessary to arrange a Water Utilization Permit (SIPA) to PUPR Cq. Directorate General of Water Resources.</p>		

Some explanations of the readiness to receive, operate, maintain and develop can be described as follows (a more detailed explanation of each activity is presented in the appendix of the Case Report).

1) Facilitation of Regional Capital Participation to PDAM Palu City

After the assets of SPAM IPA Poboya are received by the Local Government (become BMD), the Regional Capital Participation of Palu City will be carried out to PDAM Palu City. For the capital participation process, the Palu City Local Government will carry out after the assets are received and become BMD of Palu City.

In addition to the regional capital participation to PDAM in the form of goods/assets, capital participation is also in the form of funds to finance the operation and maintenance needs of the Palu City APBD support.

The practice of Capital Participation by the Regional Government of Palu City to PDAM Palu City has been carried out several times, most recently through Regional Regulation 10 of 2022 concerning Regional Capital Participation to BUMD / PDAM so that for Capital Participation of SPAM IPA Poboya assets, basically the Regional Government only does a



kind of revision of the existing Regional Regulation. The challenge is only in time which requires adjustments to the DPRD session period.

The need for Perda/Perwal on Capital Participation to PDAM can be described as follows.

Table 37. Need for Perda/Perwal on Capital Participation to PDAMs

Existing Condition	Poboya IPA SPAM Needs
Palu City Regional Regulation No. 10 of 2022 concerning Regional Capital Participation to BUMD, mandates:	It is necessary to stipulate amendments to Palu City Regional Regulation 10 of 2022 concerning Regional Capital Participation to BUMD.
Article 7 (1) Regional Capital Participation in PDAM in 2023 is set at Rp. 2 billion. (2) The allocation of Regional Capital Participation as referred to in paragraph (1) is included in the APBD for the fiscal year in accordance with the financial capacity of the Region.	Poboya IPA SPAM assets must first be recorded as BMD of Palu City (is BMD / Regional Wealth planned for capital participation to PDAM)
Article 8 The management and utilization of Regional Capital Participation to PDAM as referred to in Article 7 shall be further regulated by Mayor's Regulation.	It is necessary to stipulate a Perwal on the Addition of Capital Participation of Palu City Government to PDAM with the value of assets/goods that will be included as Regional capital.

2) Budget Availability for PDAM to finance OP SPAM IPA Poboya

Potential sources of PDAM funds to finance the OP SPAM IPA Poboya can include the PDAM Budget, Regional Capital Participation of Palu City and Retribution/tariff collection of SR Huntap customers;

- ✓ PDAM Budget: The availability of funds from the PDAM's capital is very limited and has been allocated for routine activities so that the potential for temporary use is to use PDAM operators/officers at the existing location for operation while the cost of maintenance/repair in the event of damage/problems is not yet available;
- ✓ Regional Capital Participation in the form of Money/Funds: From the results of the PDAM's consultation with Bappeda of Palu City, the PDAM will submit budget requirements to the Local Government (Cq. Bappeda) as soon as the assets are handed over to the Local Government/PDAM. Later the Local Government will budget through APBD/APBD-P in stages considering that at the same time there are many SPAM and other assets received by the Local Government and priorities must also be managed by the Palu City Local Government;
- ✓ Customer Tariff: There is already a local regulation that regulates the amount of customer tariffs (Perwal No. 539/849/PDAM/2015 concerning Drinking Water Tariffs of PDAM Palu City). However, this will not be applied directly to the residents of the shelter as the policy of the local government/PDAM that was once applied in the Tondo-1/BTC shelter;

As a Perumda owned by the Local Government of Palu City, to be able to carry out the Operation and Maintenance of the Poboya IPA SPAM, of course the PDAM requires financial support from the Local Government through the APBD, especially in the management will not

directly apply customer tariff bills to residents of tondo-2 and Talise huntap as the policy that was implemented in the tondo-1/Budha Tzu Chi huntap, which for about 2 years only began to apply customer bills by the PDAM (customer tariffs starting in 2022 since the PDAM delivered water in 2000).

Based on the estimation of PDAM Kota Palu together with the PMC-CSRRP Consultant, the cost requirements for routine operation and maintenance of SPAM IPA Poboya include personnel and activities with estimated financing needs of around Rp. 73.3 million/month or Rp. 879.6 million/year, with a description as follows:

Table 38. Estimated Operational & Routine Maintenance Cost of SPAM IPA 2x30 LPD Poboya per month

NO	DESCRIPTION	SOURCE	AMOUNT	UNIT PRICE (Rp)	TOTAL PRICE (IDR/MONTH)
1	Employee				
a	Intake Officer	Person/Month	2	2.848.203	5.696.406
b	IPA/ETP Officer	Person/Month	2	2.848.203	5.696.406
c	Security Officer	Person/Month	1	2.848.203	2.848.203
d	Janitor	Person/Month	2	2.848.203	5.696.406
e	Meter Reader	Person/Month	6	2.848.203	17.089.218
f	Distribution Engineering and Installation Repair Officer	Person/Month	6	2.848.203	17.089.218
g	SCADA System Operations Officer	Person/Month	2	2.848.203	5.696.406
2	Laboratory				
a	Water Check	Sample/month	4	300.000	1.200.000
3	Routine Checkup				
a	Building	Is		750.000	500.000
b	Alum Chemicals	Sack/month	50	175.000	8.750.000
c	Electricity Cost	Month	1	2.000.000	2.000.000
d	WTP Drainage Activity (2 x Week)	Person/Month	2	240.000	480.000
e	Other Costs			500.000	500.000
Total O&M Cost Per Month			Total Cost		73.242.263
			Rounding		73.300.000

Source: Simulation Results PMC CSRRP-PDAM Palu City

3) Availability of Human Resources & Capacity Development to implement OP SPAM IPA Poboya

Human Resources (HR) is one of the elements that play an important role in an institution. In order for the institution to run effectively, it must be ensured that human resources of the right number and quality and skills will be available when they are needed. For this reason, it is necessary to plan and / or arrange the HR of the Poboya IPA SPAM Operator including HR Needs, Procurement and HR Capacity Development.

The number of employees of PDAM Palu City is 56 people, including the Technical Section of 19 people and the Administration & General Section of 34 people. However, to Operate and Maintain IPA Assets Kap. 2x30 LPD Poboya, SPAM Huntap Tondo-1, Huntap Tondo-2 and



Huntap Talise including Intake + Raw Water Transmission Network in the future, it still requires an additional 21 operator personnel as estimated by PDAM Kota Palu and PMC above.

Of the 21 operators required, specifically for the operation and maintenance of the *Supervisory Control And Data Acquisition (SCADA)* system in the Poboya-CSRRP SPAM IPA, experienced personnel and new SOPs are required because this system does not yet exist in the existing PDAM. While the qualifications and SOPs of other personnel already exist in the PDAM.

Later, the personnel recruitment process will be carried out by the PDAM in accordance with the existing personnel procurement provisions in the PDAM.

SCADA is a computer-based system that can perform supervision, control, and data acquisition of a particular process in real time. Some of the advantages of SCADA, namely: a) Facilitate monitoring or control of production units, distribution units, unaccounted water, and operational costs; b) The data displayed on the SCADA display (human machine interface) is real time data, making it easier to evaluate and provide recommendations. For example in analyzing leakage points; c) Control of chemicals and electricity can be done in more detail, thereby saving production costs which include the cost of chemicals and electricity; d) Water treatment and distribution can be done effectively and efficiently; e) Preventive programs can be carried out earlier;.

To increase the capacity of human resources for O & P Assets, PDAM always participates in routine training programs organized by the Drinking Water Training Center (BATAM) PUPR. Finally, in 2023, the PDAM has obtained a form and will submit 6 training participants to be held by BATAM. In addition to the routine PDAM program, for the Poboya IPA SPAM Outsourcing is also planned to be carried out training by BPPW [Cq. PPK Drinking Water] which will involve elements of the Regional Government and PDAM Palu City.

4) Asset Development Plan by PDAM

For development, there is currently a development plan of the Poboya IPA asset by PDAM for the utilization of excess discharge from the production of IPA 2x30 LPD which will be optimized to meet the capacity of drinking water in existing services.

5) Budget Availability for UPTD Wastewater Treatment to finance OP SPALD-T Huntap Talise

Potential funding sources for the UPTD Wastewater Treatment UPTD to finance the OP SPALD-T Huntap Talise can include the APBD and Retribution/billing of Huntap SR customer rates;

- ✓ UPTD Budget: Financing of UPTD activities has been allocated from the Palu City APBD through the Palu City Public Works Office, most recently in 2024 amounting to Rp. 200 million with the largest portion of utilization being the cost of Solar Fuel around 60%. The budget only covers Wastewater Treatment according to the existing duties and functions or has not taken into account the burden of Operation and maintenance of SPALDT. Later it will be proposed from the APBD/APBD-P for the operation and maintenance of SPALDT after the assets are received by the Local Government.
- ✓ Customer Retribution: The policy, as practiced in the Duyu-CERC SPALDT since 2020, has not been applied directly to the residents, so this will be applied to the Talise SPALDT.



To prevent customer retribution from becoming an illegal levy, a Regional Regulation is needed to regulate the SPALD-T customer tariff.

Based on estimation from the PMC-CSRRP Consultant, the cost of operating and maintaining the SPALD-T includes operator personnel and activities with an estimated first year cost of Rp. 150,195,000, as shown in the following table:

**Table 39. Estimated Operational Costs and Routine Maintenance of SPALDT
Huntap Talise per year**

NO	DESCRIPTION	SOURCE	AMOUNT	UNIT PRICE (Rp)	TOTAL COST Zone-1 & 2 per Year (Rp)
1	Personnel Salary				
a	Operator Salary	Person/Month	3org x12months	2.850.000	102.600.000
b	Operator's 13th salary	People	3 people x 1 time/year	2.850.000	8.550.000
2	Management Needs				
a	Blower Maintenance Needs (4 units) Rp. 5,000,000/unit	Unit/Month	1.67% x 4 x 12months	5.000.000	4.000.000
b	Seeding bacteria	Liter/3 bnn	40 liters x 4 times	25.000	4.000.000
c	Disinfectant (Chlorine) Tablets	Tablets/Bln	60 x 12 months	5.000	3.600.000
d	Equipment needs and others	Ls	12 bln	250.000	3.000.000
4	Electricity and water requirements				
a	Electricity Requirement Blower 4 (unit)	KwH/month	504 x 12 months	1.700	10.281.600
b	60 Watt lamp requirement (6 points)	KwH/month	140.4 x 12 bln	1.700	2.864.160
c	Water requirements	m3/month	15 x 12 bln	10.000	1.800.000
5	Cleaning fee				
a	Rent a Vacuum Jetting Truck Cap. 3000 liters	rit/6months-once	2 times	4.000.000	8.000.000
6	Laboratory Test Fee				
a	Effluent Test (BOD, COD, TSS, Fat, PH and NH3)	package	1	1.500.000	1.500.000
Total O&M Cost		Total Cost per year			150.195.760
		Total Cost per month			12.516.313

Source: CSRRP PMC Simulation Results

If the cost requirement is used as a reference for retribution agreed upon with the community or stipulated by Perda/Perdal, the amount of retribution per household is around Rp. 18,000 per month (the number of households in Talise Huntap is 693).

6) Availability of Human Resources UPTD Wastewater Treatment UPTD for OP SPALD-T Huntap Talise

Human Resources (HR) is one of the elements that play an important role in an institution. For an institution to run effectively, it must ensure that human resources of the right number, quality and skills are available when they are needed. For this reason, planning and/or structuring of human resources for SPALD organizers is needed, including human resource needs, procurement and human resource capacity development.

There are currently 7 UPTD employees, consisting of 2 managers, 2 administrative staff and 3 fecal truck drivers. Therefore, it is necessary to provide personnel as needed and experienced to be able to carry out Operation and Maintenance of SPALD-T starting from the Service sub-system (SR), Collection sub-system (Piping Network and complementary buildings) and Processing sub-system at IPALD. From the estimation, at least 3 additional operator personnel are needed.



In UPTD, only the Head of UPTD is a structural official. Other human resources are functional positions and executive staff. The need for functional and executive staff who assist is adjusted to the needs and workload. With the need and additional workload for SPADT Operation and Maintenance, at the initial stage, future human resource needs at UPTD will require at least functional staff:

- ✓ Technical Functional, which carries out activities: a. Planning; b. Development; c. Development;
- ✓ Functional SPALD Service (existing STP), which carries out activities: a. Customer Service; b. Desludging and Transportation; c. STP Processing;
- ✓ Functional SPALD-T Service, which carries out the following activities: a. House Connection Service; b. Collection Network; c. IPALDT Processing

Each unit / functional staff can be assisted by implementing or supporting staff such as operators as needed.

For Asset O&M Human Resources Capacity Building, UPTD plans to participate in O&M Training for IPLT as well as SPALDT by including 2 existing IPLT management employees in the training organized by the Technical Center for Drinking Water and Sanitation II (BTAMS-II) PUPR in the city of Surabaya in April 2024. For the transfer of SPALDT management, training is also planned to be organized by BPPW.

In addition to capacity building, to support improved performance and effectiveness of personnel work, UPTD needs to prepare SPALD-T Operational and Maintenance SOPs that include service subsystems, collection subsystems and wastewater treatment subsystems that can be coordinated with BPPW as the Asset handler/giver;

7) SPALD-T Asset Development Plan

Currently there is no development plan for the SPALD-T Huntap Talise asset, UPTD is still focusing on asset operations.

4.3.3. Readiness of Sigi Local Government, Offices and School Managers to Receive Assets

The Sigi Regional Government will receive the assets of TPS-3R Huntap Pombewe and SMPN 19 Sigi Building from the MNN PUPR (CSRRP) grant. Furthermore, the use of TPS-3R Huntap Pombewe assets will be carried out by the Sigi Environment Office and the use of SMPN 19 Sigi Building assets will be carried out by the SMPN 19 Sigi Manager at the Sigi Education and Culture Office.

Readiness in the **institutional/regulatory aspect, DLH Sigi and School Managers are ready to receive assets.** This can be seen from the existence of an organization that is already available, has an organizational structure and tupoksi as a legal basis for managing assets, however for the nomenclature of TPS-3R Management in the future, the Sigi Regional Government needs to make adjustments to Regional Regulation No. 9 of 2013 concerning Management of Household Waste and Waste Similar to Household Waste.



Readiness in the **aspect of asset handover, the Sigi local government is ready** both to receive the TPS-3R assets and the SMPN 19 Sigi Building, this can be seen from the activities that have generally been completed, especially through the BASTO process for TPS-3R and the ongoing BASTO process for the SMPN 19 Sigi Building.

In general, readiness in the policy/regulation aspect for the local government as the recipient [Cq. In addition to these two tables, Figure 33 presents the Readiness of the Local Government Regarding the Timing of Activities which shows that with BASTO completed for TPS-3R and the process at SMPN 19 Sigi, almost all handover activities have been completed, except for several activities related to the BMN grant process that have not / are still in process because they are waiting for grant preparation from PUPR;

Table 40. Institutional Readiness of Local Government, BUMD and UPTD to Receive Assets

Grant Asset Recipient	Institutional/Regulatory Readiness
Sigi Environment Office	<ul style="list-style-type: none"> - The Sigi local government already has a local regulation No. 9 of 2013 on Household Waste Management and Waste Similar to Household Waste. However, it has not explained the nomenclature of TPS-3R; - Sigi Regency Local regulation No. 5 of 2016 concerning the Establishment and Composition of Regional Apparatus and Perbup Sigi No. 28 of 2016 concerning Position, Organizational Structure, Duties and Functions and Performance of Regional Apparatus, DLH is organizing waste management, in the Division of Waste Management, Hazardous and Toxic Waste and Capacity Building, Waste Management Section; - In organizing TPS-3R Huntap Pombewe, DLH acts as a regulator (steering) and at the same time an operator. <ul style="list-style-type: none"> ✓ As a regulator, its role is to develop policies, norms and standards for the implementation of public services in the field of waste management, then also carry out coordination, monitoring, evaluation and reporting functions as well as guidance and supervision functions so that the implementation of public services can run according to the established corridors. ✓ As Operator (rowing), carry out management of TPS-3R operation and maintenance activities;
Sigi Education and Culture Office	<ul style="list-style-type: none"> - Sigi Regency Local regulation No. 5 of 2016 concerning the Formation and Composition of Regional Apparatus and Perbup Sigi 12 of 2022 concerning Duties, Functions and Work Procedures of the Education and Culture Office, the Education and Culture Office organizes government affairs in the field of Education and Culture, in the Diksar Development Division, Institutional and Infrastructure Section; - Carrying out the main tasks and functions: coordinating and synchronizing the implementation of policies in the fields of curriculum and assessment, institutional and infrastructure facilities, as well as students and character building for elementary and junior high schools;
Manager of SMPN 19 Sigi	<ul style="list-style-type: none"> - Perbup Sigi 17/2018 on the establishment, organizational structure, duties, functions and work procedures of the technical implementation unit of formal education units, SMPN 19 Sigi as UPTD in the field of Formal Education which organizes general education at the diksar level as a continuation of SD, MI or other equivalent forms;

Grant Asset Recipient	Institutional/Regulatory Readiness
	- The UPT of Junior High School Formal Education Unit is responsible to the Head of the Education and Culture Office through the Head of the relevant Division.

Table 41. Readiness of Asset Handover for Local Government, BUMD and UPTD to Receive Assets

No.	Preparation Activities for Receiving Assets	Service Recipient Category (TPS-3R Huntap Pombewe)	School Management Recipient Category (SMPN 19 Sigi)
1	Final Receiving Institution	Sigi Environment Office	SMPN 19 Manager
2	Coordination of Handover of Management and Assets (<i>BASTO and Grants</i>)	Already, initial information through land / plot preparation, PBG / SLF preparation and coordination meeting with BPPW, finally the BASTO process for TPS-3R and SMPN 19 Sigi.	
3	Facilitation of PBG/IMB Building	Completed for the TPS-3R building, namely PBG: SK-PBG-721001-15052024-002 and SMPN 19 Sigi Building has been issued PBG namely SK-PBG-721001-25092023-002	
4	SLF B/G facilitation	Completed for the TPS-3R building, SK-SLF-721001-13052024-001, while the SMPN 19 Sigi building is still in the verification process at the Sigi PUPR Office.	
5	Local Government Internal Integrated Team for Asset Handover (<i>BASTO and Grant</i>)	Completed for the BASTO process, the team involved the Environmental Agency, BPKAD for TPS-3R, and the BPKAD Education and Culture Office and UPTD SMPN 19 Sigi.	
6	Joint Inspection Facilitation (<i>BASTO and Grant</i>)	Completed for TPS-3R BASTO Process and Process for SMPN 19 BASTO	
7	Inventory/Collection of assets to be received from PUPR	Completed the inspection process for BASTO TPS-3R and the process for SMPN 19 Sigi. After Grant Inventory, the asset will be registered by BPKAD.	
8	Facilitation of Willingness to Receive Grant from Local Government	Not yet, after there is a BPPW Request and a Joint Inspection is carried out for both BASTO and / or BMN Grants	
9	Facilitation of BASTO signing	Completed for BASTO TPS-3R BAST Process No. 294/BA/cb28/2024; No. 600.1.2.162/02.124/SETDA dated February 12, 2024 and Process for BASTO SMPN 19	
10	Facilitation of the signing of the Grant Agreement / BAST Manuscript	Not yet, waiting after the issuance of the Asset Grant Approval	
11	Facilitation of Recording & PSP of Assets received into BMD	Not yet, waiting for the completion of the grant BAST, Recording as Fixed Assets / Capital and PSP at DLH for TPS-3R and Diknas for SMPN 19 Sigi	
12	Readiness of human resources and budget for the implementation of handover activities	The required human resources are the Local Government Internal Team from existing SKPD personnel including the recipient institution. For the implementation of the Internal Team's duties, the Local Government does not specifically prepare a decree and budget but it has become a Local Government policy, when there is a process of transferring/granting Assets to the Local Government, it is sufficiently coordinated by the User Service to BPKAD.	



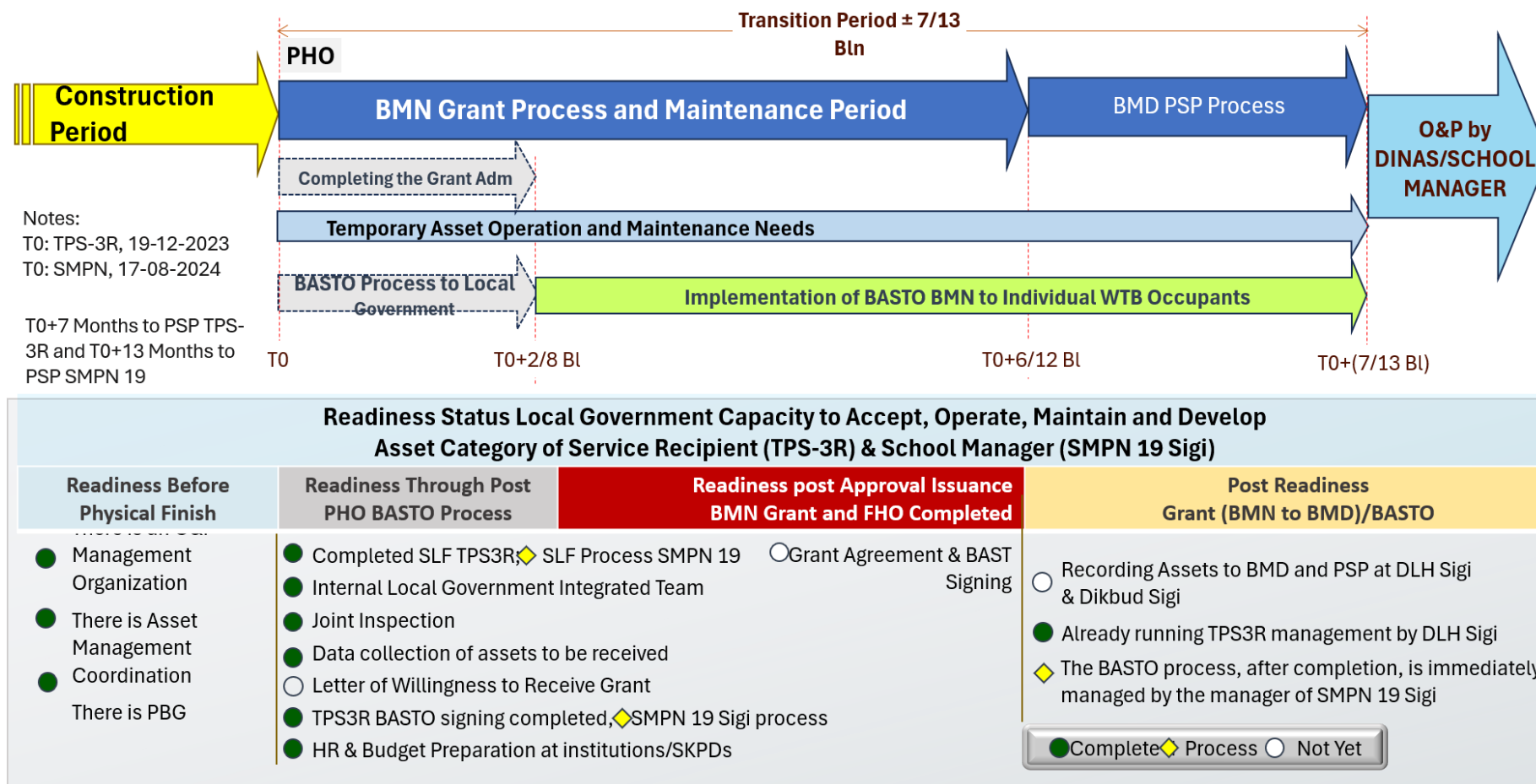


Figure 33. Illustration of the Readiness of Local Government Capacity Related to the Timing of Activities to Receive, Maintain, Operate and Develop Assets Category of Office Recipients and School Managers



4.3.4. Readiness of the Office and School Managers to Manage Assets (Operate, Maintain and Develop)

Dinas-DLH Sigi **has carried out the** management of TPS-3R Huntap Pombewe assets, while the SMPN 19 Sigi School Manager **is ready to** manage the SMPN 19 Sigi Building assets. In addition to institutional readiness as described previously, the readiness of the Sigi Environmental Agency and the SMPN 19 Sigi School Manager can be seen from the availability of the existing budget, human resources and human resource capacity. This is as described in the following table.

Table 42. Readiness of the Office and School Managers to Operate, Maintain and Develop Assets

Aspects	Readiness of Service Recipient Category (TPS-3R Sigi)	Readiness of School Manager Recipient Category (SMPN 19 Sigi)
Budget Availability	<ul style="list-style-type: none"> - Already available from the DLH Sigi Routine APBD of Rp. 89.8 Million for 2024; - For Retribution to Residents, DLH Sigi has not yet implemented; 	Regular BOSP funds have been allocated for routine operations and maintenance including minor repairs. For the year 2024, SMPN 19 Sigi has received an allocation of Rp. 125.28 million;
HR Availability	<ul style="list-style-type: none"> - There are already 4 collection operators contracted by DLH Sigi and 4 waste sorting operators will be added. 	There are 107 students and 23 existing education personnel, including 1 school guard and 2 janitors for routine maintenance;
HR Capacity Development	The 4 TPS-3R waste management personnel who have been on duty have experience in waste management (waste collection and sorting), where they have previously been involved in Waste Bank/TPS-3R activities and have received training by DLH, most recently by attending the Waste Management O&P training facilitated by the CSRRP Project on March 7, 2024.	SMPN 19 Sigi Building Management Personnel are existing managers who have been running before the disaster and have understood the operation and maintenance of SMPN 19 Sigi buildings.
Development Plan	<p>Currently, there is support for waste collection motorcycle equipment, garbage bins (residue)-Amrol from the APBD, including the transportation of residue in TPS-3R to the landfill.</p> <p>The implementation of sorting activities as a collective effort and</p>	<ul style="list-style-type: none"> - Currently, there has been development of SMPN 19 Sigi to support learning activities at the school allocated in 2024 through Regular BOSP, including library development (books), office equipment (LCD/Laptop), learning equipment (blackboard), provision of environmental lighting.



Aspects	Readiness of Service Recipient Category (TPS-3R Sigi)	Readiness of School Manager Recipient Category (SMPN 19 Sigi)
	composting at TPS3R are being prepared,	- In the future, there is a plan to connect the school hallway between the old and new buildings gradually through self-help from the educators and education staff of SMPN 19.

Some explanations of the readiness to receive, operate, maintain and develop can be described as follows (a more detailed explanation of each activity is presented in the appendix of the Case Report).

1). Regional Regulation on Waste Management of Sigi Regency

The Sigi Regional Government already has Regional Regulation No. 9 of 2013 concerning Management of Household Waste and Waste Similar to Household Waste which is the basis for the implementation of activities/businesses in the field of waste management in Sigi Regency. Several things have been regulated in the Regional Regulation including, waste management is divided into two main activities, namely waste reduction and waste handling. The main activities in the implementation of waste reduction activities, namely limiting waste generation, recycling waste, and reusing waste. These three activities are the embodiment of the principle of environmentally sound waste management called 3R (reduce, reuse, recycle). However, the Regional Regulation does not yet contain arrangements related to TPS-3R, including nomenclature, obligation to provide infrastructure and implementation of waste management activities at TPS-3R. Some of the existing arrangements are referred to as described below.

CHAPTER VI AUTHORITY, Article 9:

- (1) In organizing household waste management and waste similar to household waste, local governments have the authority:
 - a. establish waste management policies and strategies based on national and provincial policies;
 - b. organize district-scale waste management following the norms, standards, procedures, and criteria set by the government;
 - c. conducting guidance and supervision of waste management performance carried out by other parties;
 - d. determine the location of TPS, TPST and/or TPA; and
- (2) Determination of the location of TPS, TPST and TPA as referred to in paragraph (1) letter d, is part of the Regional Spatial Plan.

Part Two, Local Government Obligations, Article 12 points a and b:



Local government obligations in the management of household waste and similar household waste include:

- a. provide facilities and infrastructure for the management of household waste and similar household waste;
- b. provide TPS, TPST and TPA in designated areas;

Fourth Part Prohibition in Waste Management, Article 14:

(1) Every person in the management of household waste and waste similar to household waste is prohibited:

- a. disposing of waste not in places that have been determined and provided outside TPS, TPST and TPA;
- b. handling waste by open dumping at a final processing site;
- c. burning waste that is not following the technical requirements of household waste management and similar household waste;

(2) Waste bins that have been determined and provided as referred to in paragraph (1) letter e, include: a. household waste bins; b. public facility waste bins; c. TPS; d. TPST; and e. TPA. TPST; and e. TPA.

From this, the Regional Regulation can be considered no longer following the development of the current situation and conditions of Sigi Regency with the presence of TPS-3R so that adjustments are needed for the legal certainty of TPS-3R, including nomenclature, the obligation to provide facilities and infrastructure and the implementation of waste management activities at TPS-3R. This is in line with the promulgation of the Minister of Public Works Regulation Number 03/PRT/M/2013 concerning the Implementation of Waste Infrastructure and Facilities in Handling Household Waste and Waste Similar to Household Waste which regulates TPS-3R, including in Article 29:

- (2) Managers of residential areas, commercial areas, industrial areas, special areas, public facilities, and other facilities, are required to provide area-scale processing facilities in the form of TPS 3R.
- (3) The regency/city government provides waste processing facilities at: a. TPS- 3R; b. SPA; c. TPA; and/or d. TPST.

2). Budget Readiness for DLH Sigi to finance OP TPS3R Huntap Pombewe

Budget/funding is one of the elements that play an important role in an organization. The Environmental Service which is an SKPD obtains the main source of funding for activities from the APBD. To support the implementation of TPS3R Huntap Pombewe activities/business in 2024, it has been allocated from the Sigi Regency APBD through the regular budget of the Environmental Service of Rp. 89.8 million which includes allocations for honorarium costs for management personnel, fuel for waste transportation, maintenance of transport vehicles, and the cost of personnel work equipment. While the Pombewe Huntap community has not been charged a waste fee. In detail, the budget allocation for the management of TPS3R Pombewe Huntap Year 2024 as submitted by the Sigi Regency Environment Office is presented in the following figure.



RINCIAN INSENTIFE PETUGAS PENGELOLA SAMPAH, PERLENGKAPAN SAFETY, DAN PEMELIHARAAN SARANA & PRASARANA PENGANGKUTAN SAMPAH HUNTAP POMBEWE					
NO	URAIAN	VOLUME	SATUAN	HARGA	JUMLAH
1	Honorarium Pengelola Sampah Huntap Pombewe 4 Orang	48	OB	1,100,000	52,800,000
2	BBM Pengangkutan Sampah 4 Unit	4	Unit/ Tahun	6,000,000	24,000,000
3	Biaya Pemeliharaan Kendaraan Pengangkut Sampah (Kendaraan Dinas Roda Tiga)	4	Unit	2,500,000	10,000,000
4	Biaya Perlengkapan Safeti Pengangkutan (Baju, Sepatu, Sarung Tangan, Topi, dan Masker)	4	Set	750,000	3,000,000
TOTAL					89,800,000

Sigi, 21 Maret 2024
KEPALA DINAS LINGKUNGAN HIDUP
KABUPATEN SIGI


MOHAMAD AFRIT, ST., M.Si
Pembina Utama Muda
NIP. 19790330 200212 1 003

Figure 34. Allocation of Funds for TPS3R Management of Pombewe Huntap

3). HR Readiness for DLH Sigi for O&M of SPALD-T Huntap Talise

The waste management process at TPS-3R Huntap Pombewe has been operating since 2023, the Sigi Regency Environment Office has provided contract personnel as Waste Managers, totaling 4 people. The scope of the daily duties of these personnel is to carry out transportation/collection of waste within the Pombewe Huntap area to TPS-3R and at the same time sorting recyclable waste. Sorting activities are still carried out individually by Waste Officers or have not yet become a joint effort;

TPS-3R waste management personnel who have served as many as 4 people, have experience in waste management (waste collection and sorting), where previously they have been involved in Waste Bank / TPS-3R activities in locations assisted by the Sigi Regency Environment Office and have received training by DLH, most recently by attending the Waste Management O & P training facilitated by the CSRRP Project on March 7, 2024. One of the management personnel named Bp. Ma'ruf Sadaro also manages the Waste Bank in Pombewe Huntap, while 3 other people became Waste Bank after contracting as TPS-3R officers from DLH.

In addition, the development of TPS3R activities in Huntap Pembewe is currently being prepared to be improved by implementing sorting activities as a joint effort and composting at TPS3R. Through DLH, it is being proposed to add 4 more personnel who will complement the 4 personnel who are already running. The additional personnel will serve as waste sorting and composting personnel at TPS3R. The addition is planned to be submitted in the APBD-P through the routine budget at DLH Sigi Regency in 2024. The 4 personnel candidates, namely Mrs. Ajerni, Mrs. Wulansari, Mrs. Marwah and Mrs. Soleha will later be decree by DLH.

The personnel recruitment process is carried out in accordance with local government regulations of Sigi Regency and is stipulated in the Regent's Decree after going through proposals and reviews by the Sigi Regency Personnel and HR Development Agency;

4). Asset Development Plan

In addition to the phasing development of TPS-3R business activities as described above, there is TPS-3R infrastructure development that has been carried out to date in the form of waste collection motorized equipment, Waste Tub (Residue)-Amrol from APBD support by DLH Sigi.

5). Budget Readiness for UPTD / SMPN 19 Manager to finance O & M

Operational financing for educational service activities at SMPN 19 Sigi for Educators and Education Personnel has been obtained from the Sigi APBD (specifically for civil servants) while Operations including salaries for honorarium workers, security officers and janitors are supported from the allocation of BOSP funds. For the year 2024, SMPN 19 Sigi received an allocation of Rp. 125.28 million with details as shown below.

Program Code	DESCRIPTION	AMOUNT PRICE (Rp)	DESCRIPTION
02.	Content Standard Development	750.000	-
03.	Development of Process Standards	11.268.000	
04.	Development of Educators and Education Personnel	150.000	
05.	Development of School Facilities and Infrastructure	38.386.000	There is an allocation for Library Development and Maintenance of School Facilities & Infrastructure of Rp. 24,936 Million
06.	Development of Management Standards	29.830.000	There is an allocation for the procurement of School Hygiene and Sanitation Support materials amounting to Rp. 5.417 million
07.	Development of Financing Standards	43.600.000	There is an allocation for Honor Pay for school guards (1 Org) & cleaning staff (2 Org) of Rp. 21 million
08.	Assessment System Development and Implementation	1.296.000	-
AMOUNT		125.280.000	

Figure 35. Regular BOSP Activity & Budget Plan (RKAS) SMPN 19 Sigi 2024

Routine maintenance, Routine maintenance of the school is carried out every school day which is carried out jointly by students and educators/educators through a joint rule to pick up garbage that is found. As for cleaning, the office, school grounds and toilets are provided by school janitors (2 honorary staff) whose funds are sourced from the Regular BOSP. This budget covers the cost of salaries/honors, allowances and incentives for the janitors, as well as the cost of purchasing cleaning products and school cleaning equipment.

Maintenance for damage to facilities and infrastructure, Maintenance and damage to school facilities and infrastructure, the funds come from BOS (School Operational Costs) if the damage is small, while for major damage will be borne by the Regional Government through proposals submitted by the school or from the results of monitoring and evaluation by the

Education and Culture Office of Sigi Regency. If the Education and Culture Office finds damage and it is necessary to immediately repair / rehabilitate the building, the Education and Culture Office will immediately propose and repair the damage with / or without the submission of a proposal application from the school.

6). HR Readiness for School Managers of SMPN 19

There are 130 students and Educators at SMPN 19 consisting of 107 students and 23 Educators and Education Personnel (TPK) with a total of 5 classes. In detail as presented in the following table. 107 students, consisting of 49 male students and 58 female students in 5 classes or study groups (Rombel) as presented in the following table.

Table 43. Beneficiaries of SMPN 19 Sigi

A. Learners Class/Regroup				
No.	Class/Regroup/KTK	Male	Female	Total
1	VII A	6	15	21
2	VII B	13	7	20
3	VIII A	5	13	18
4	VIII B	13	5	18
5	IX A	12	18	30
Total		49	58	107
B. Educators and Education Personnel				
6	Permanent Teacher (PNS)	4	4	8
7	Honorary Teacher	-	3	3
8	School administration personnel (CPNS)	1	1	2
9	School administration personnel (Honorary)	6	4	10
Total		11	12	23
Total Quantity		60	70	130

Source: SMPN 19 Sigi

After the building (+furniture) provided through the Rehab Recon Fasdiksar CSRRP is completed and handed over to the Local Government/School, the utilization of the School building will be carried out.

7). Development Plan

There is a development plan for SMPN 19 Sigi to support learning activities in schools allocated in 2024 through Regular BOSP, including library development (books), office equipment (LCD/Laptop), learning equipment (blackboard), provision of environmental lighting, while for future plans as stated by the principal, the school hallway will be connected between the old and new buildings gradually through self-help from SMPN 19 educators and education staff.

4.3.5. Readiness of Donggala Local Government and Individuals to Receive Assets

Donggala Local Government [Cq. Dinas Perkimtan] will receive assets of Post-Disaster Special Houses Huntap Tompe (1,2,3). Furthermore, the special house will be donated to Individual WTB Occupants.



Readiness in the **institutional/regulatory aspect**, the Office of Perkimtan **is ready to receive assets**. This can be seen from the existence of an organization that is already available, has an organizational structure and tupoksi as a legal basis for receiving assets. Likewise, with the readiness of Individual WTB Residents of Huntap who have been facilitated and determined by the Donggala Regional Government.

Readiness in the **aspect of asset handover, the local government is ready to** receive assets. This can be seen from the Preparation activities for the handover of assets which have generally been completed including the WTB Residents have lived in the Tompe Huntap Special House.

In general, the Readiness in the policy/regulation aspect for the Local Government as the Initial Recipient [Cq. Dinas Perkimtan] and Individuals [WTB Penghuni] is described as in table 44. The Readiness in the Asset Handover Preparation Aspect is described in table 45. In addition to these two tables, Figure 36 presents the Readiness of the Local Government Regarding the Timing of Activities which shows that through the BASTO Process that has been completed, it has been followed by the process of occupancy by the Residents. Handover activities that have not been completed are generally due to time-related activities where the Regional Government / WTB Occupants are waiting for the preparation of the grant handover from PUPR.

Table 44. Readiness of Local Government Institutions and Individuals to Receive Special Housing Assets Huntap Tompe

Grant Asset Recipient	Institutional/Regulatory Readiness
Donggala Urban Development Office (Initial Recipient)	<ul style="list-style-type: none"> - Regional Regulation 12 of 2016 concerning the Establishment and Structure of Regional Apparatus of Donggala Regency stipulates that the Perkimtan Office organizes government affairs in the fields of housing, residential areas and land; - Perbup 44 of 2017 concerning Duties, Functions and Work Procedures of the Donggala Perkimtan Service organizes Regional Government affairs in the Housing Sector in the Provision and Implementation Section. - In the implementation of housing, Perkimtan carries out functions including the formulation and implementation of technical policies, coordination; monitoring; direction, supervision, Provision and rehabilitation of houses for victims of district disasters, Facilitating the provision of houses for people affected by the relocation of District Government programs. - Facilitation by the Office of Perkimtan with the assistance of the OSP / Huntap Facilitator has started from the beginning of the data collection process of the WTB, providing huntap land, coordinating and facilitating the preparation and implementation of huntap development with the BPPW / BP2P-PUPR and related agencies / SPDs, handing over the huntap unit to the WTB, ensuring that the WTB live in the Huntap received and controlling the development of the house by the WTB.
WTB Special House Residents	<ul style="list-style-type: none"> - Decree of the Governor of Central Sulawesi Number: 360/034/BPBD/- G.ST/2019 concerning Determination of Criteria for the Rights of Disaster Victims of the 2018 Central Sulawesi Province

Grant Asset Recipient	Institutional/Regulatory Readiness
	<p>Earthquake, Tsunami and Liquefaction, SECOND DIKTUM, stipulates the criteria for WTB who will get Huntap assistance;</p> <ul style="list-style-type: none"> - Decree of the Regent of Donggala Regarding the Determination of Occupants of the Tompe Permanent Residential House, Decree-No. 188.45/0705/DPKP2/2023 (I); SK-188.45/00706/DPKP2/ 2023 (II); SK-188.45/0707/DPKP2/2023 (III), dated 27-12-2023, stated in the FIRST DIKTUM: To determine the recipient's name, block, number and land area of the house parcel; SECOND DIKTUM: Has gone through verification and validation process according to the Entitlement Criteria; THIRD DIKTUM: The handover of Land and Buildings to the Residents of Huntap Houses will be carried out after all work is completed; - Operation and Maintenance of the House is the responsibility of each Resident WTB.

Table 45. Readiness of Asset Handover for Local Governments and Individuals to Receive the Special House Assets of Tompe Huntap

No.	Preparation Activities for Receiving Assets	Category of Individual Recipients-WTB Residents (Special House Huntap Tompe)
1	Final Receiving Institution	Individuals-WTB Residents of the Tompe Special Housing Project
2.	Coordination of Handover of Management and Assets *)	Already, initial information through land / plot preparation, PBG / SLF preparation and coordination meeting with BPPW, finally BAST Occupancy Process, January 2024
3	Facilitation of PBG/IMB for Special House Buildings Huntap	Completed, Collective PBG for 302 Huntap Tompe I, II, and Tompe III housing units. No: SK-PBG-720311-03062024-001
4	Facilitation of SLF for Special House Buildings	The process has been submitted through the Department of Housing per house building unit on behalf of each of the PAPs. Status of verification process by DPUTR
5	Local Government Internal Integrated Team for Asset Handover *)	Completed for the BASTO Process, the Team involved the Perkintan Office and BPKAD.
6	Inspection Facilitation *)	Completed for the BASTO Process for Special Housing
7	Facilitation of Willingness to Receive Grant from Local Government	Process, after there is a BP2P Request for BMN Grants
8	Data collection and verification of WTB prospective recipients (SK WTB Recipient Assistance)	Completed, (SK-No.188.45/0559/DPKP2/2020, 02-11-2020 (Thp II); SK-No. 188.45/0439/ DPKP2/2022, 19-07-2022 (Thp III)
9	Determination of Huntap Occupancy Decree by the Regent (Beneficiary)	Completed 288 units, SK-No. 188.45/0705/DPKP2/2023 (I); SK-188.45/00706/DPKP2/2023 (II); SK-188.45/0707/DPKP2/2023 (III), dated 27-12-2023.



No.	Preparation Activities for Receiving Assets	Category of Individual Recipients-WTB Residents (Special House Huntap Tompe)
10	Inventory/Collection of assets to be received from PUPR	Completed the inspection process for BASTO Huntap Tompe. After BPKAD will register Grant Inventory of assets (BMD Inventory)
11	Facilitation of Residential Block Selection for the Disabled	Completed 288 units, October - December 2023
12	Facilitation of Participatory Checking by WTB	Completed 288 units, December 2023
13	Facilitation of BASTO signing	Completed, BASTO BMN Rumah Huntap to the Regional Government
14	Facilitation of Occupancy Agreement & BAST Handover	Completed 288 units, starting January 2024 for Handover of Occupancy/Key between LGU and WTB recipient (Temporary asset status is still BMN)
15	Facilitation of the signing of the Grant Agreement / BAST Manuscript	Not yet, waiting after the issuance of Asset Grant Approval
16	Facilitation of Recording & PSP of Assets received to BMD	Not yet, waiting for the grant BAST to be completed, Recording as Inventory Items
17	Readiness of Human Resources and Budget for the implementation of Special Housing Assets Handover Activities	The required human resources are the Local Government Internal Team from the existing personnel of the Perkintan SKPD and BPKAD. For the implementation of the Internal Team's duties, the Local Government does not specifically prepare a decree and budget but it has become a Local Government policy, when there is a process of transferring Assets to the Local Government, it is sufficiently coordinated by the User Service to BPKAD.



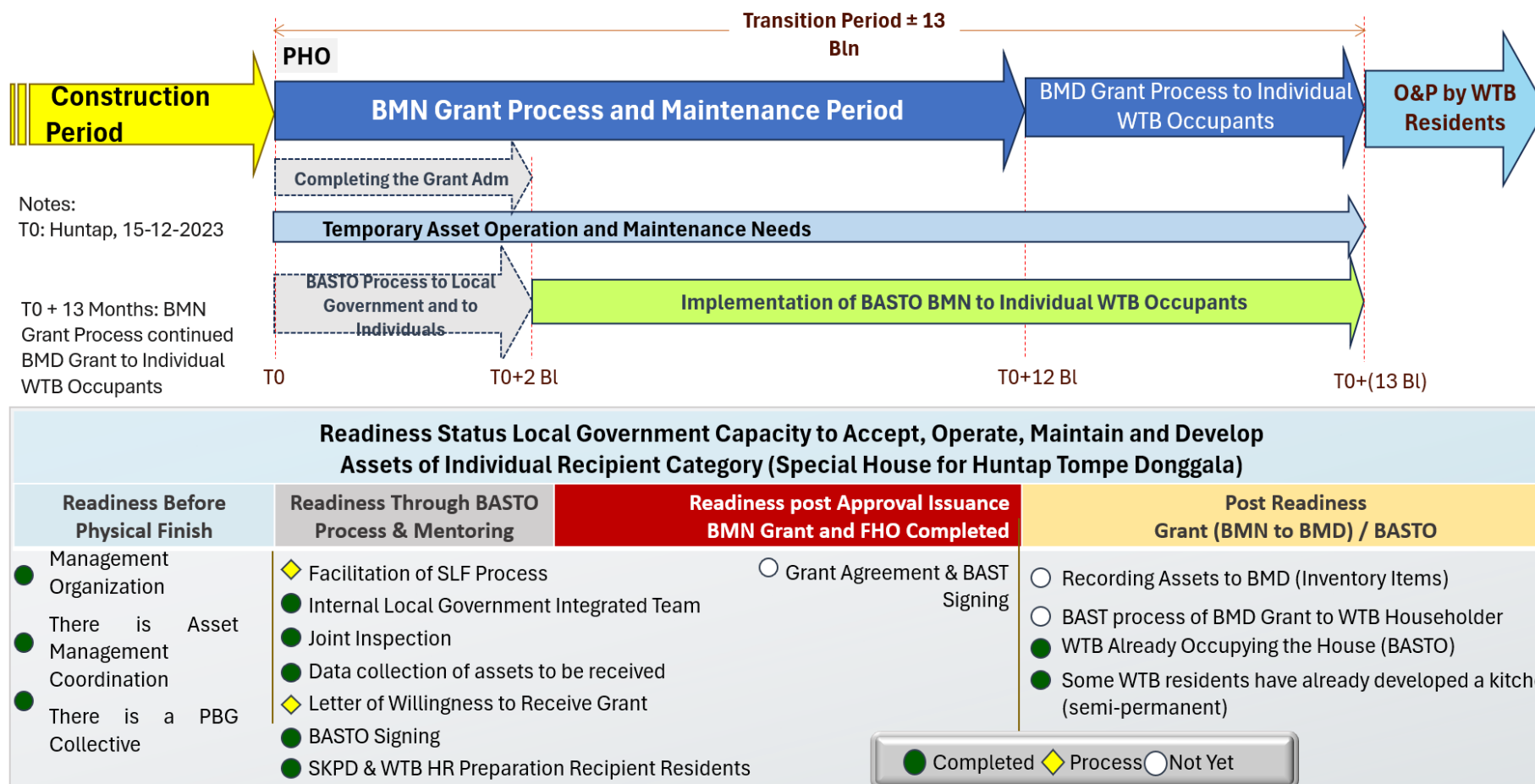


Figure 36. Illustration of Readiness of Local Government Capacity Related to Timing of Activities to Receive, Maintain, Operate and Develop Assets Category of Individual Recipients



4.3.6. Readiness of Tompe Village Government and KPP ISL Partnership to Receive Assets

The Tompe Village Government, Donggala District will receive (Initial Recipient) neighborhood scale settlement infrastructure assets (Road, Drainage, Talud, Plat Deker) resulting from BPM ISL activities. These assets will then be handed over for O&M management to the KPP (Final Recipient) through a partnership between the village government and the KPP / Tompe Village Community.

In accordance with the mechanism for the handover of assets resulting from BPM ISL activities as stipulated in the ISL-CSRRP Guidelines/Technical Guidelines, it is stated that "The constructed infrastructure can then be handed over from the KPA/Kasatker for PPW Implementation to the Regency/City Government or Village Government for operational and maintenance management". Furthermore, for the implementation of O&M management, it is handed over from the District / Village Government to the KPP as a partner of the District / City / Village Government. This mechanism does not require a process such as asset grants as CSRRP activities implemented through Construction Service Providers.

Readiness in the **institutional/regulatory aspect**, the Tompe Village Government **is ready to receive assets**. This can be seen from the existence of an existing organization, which has an organizational structure and duties and functions as a legal basis for receiving assets. Likewise, the readiness of the ISL KPP has been facilitated and established by the Tompe Village Government. However, the readiness of the ISL KPP still requires strengthening both in terms of its organizational structure and main tasks and functions.

In terms of **asset handover** readiness, **the Tompe Village Government is not yet fully prepared to** receive the assets. This can be seen from the fact that most of the asset handover activities have not been completed due to the timing of the handover process carried out by the Satker/BPPW and/or because the ISL construction has not yet been completed.

In general, the readiness in the policy/regulation aspect for the Tompe Village Government as the Initial Recipient and the KPP-ISL Partnership [Tompe Village ISL KPP] is outlined in table 46. The readiness in the Asset Handover Preparation Aspect is outlined in table 47. From these two tables, it shows that in the institutional aspect of the KPP Partnership, there will still be joint sharpening by the community and accompanying facilitators on institutions including the organizational structure and duties and functions of the KPP and the KPP Work Program including the implementation plan for capacity building/training for the KPP.

Table 46. Readiness of Village Government Institutional Aspects and KPP-ISL Partnership to Receive ISL Assets Tompe

Grant Asset Recipient	Institutional/Regulatory Readiness
Tompe Village Government (Initial Recipient)	- The Organizational Structure of the Tompe Village Government has a work unit in accordance with Permendagri 84/2015 concerning the Organizational Structure and Work Procedures of the Village Government, where village asset management is included in the duties and functions of the Village Head and Village Apparatus (Village Secretary assisted by the Head of Administration and General Affairs);



Grant Asset Recipient	Institutional/Regulatory Readiness
	<ul style="list-style-type: none"> - Permendagri No.1 of 2016 concerning Village Asset Management, article 20 stipulates (1) Maintenance of Village assets must be carried out by the Village Head and Village Apparatus. (2) The cost of maintaining village assets is charged to the Village Budget; - Tompe Village ISL activities are an asset of Tompe Village; - The Tompe village government has been involved in and participated in the implementation of ISL-CSRRP activities starting from the initial socialization in the district to the current ISL implementation process. The village government together with the facilitator facilitated and conducted the initial socialization, facilitated the formation of the CSO (and its endorsement) and was involved in the planning meetings, especially providing legality for the results of the meetings held by the ISL-CSRRP CSO.
ISL LTO	<ul style="list-style-type: none"> - The KPP institution is a community institution as a partner of the PemDes. The overall task of the KPP is basically an effort to strengthen the role of the village administration or to assist the village administration, especially in organizing development and community empowerment; - Establishment of LTOs as per ISL-CSRRP POS "Established for each work package" to carry out post-construction O&M management; - Through the KPP Formation Meeting on April 12, 2023 and ratified by the Tompe Village Government, there are 4 KPPs according to the planned ISL work packages (Drainage & Talud KPP, Dsn 1&2); Decker Plate KPP, Dsn 1&2; Rabet-1 Road KPP, Dsn-2) and Rabat-2 Road KPP, Dsn 1&2). Each KPP has an Executive Board consisting of a Chairman, Secretary, Treasurer and Members; - According to the 2024 RKM of Tompe Village, the KPP that has been established is still tentative and administrative as an initial design. Finalization will be discussed and determined again through community meetings related to O&P after all physical works are completed (around July-August 2024); - The Tupoksi of the KPP has been outlined in the initial draft of the KPP, but has not been defined in more detail for each work unit as well as the organizational structure; - KPP Work Program: of the 6 components of the KPP work program, only 2 components have been partially drafted, namely Sources of Financing and O&P Technical Plan, while the other 4 components have not been elaborated, namely Data Collection of Members, Inventory of infrastructure conditions, Preparation of RAB for O&P Activities and KPP Reporting;

Table 47. Readiness of Asset Handover for Village Government and KPP-ISL Partnership to Receive Tompe Village ISL Assets

No.	Preparation Activities for Receiving Assets	KPP-ISL Partnership Recipient Categories (ISL-CSRRP)
1	Final Receiving Institution	KPP-ISL Partnership
2	ISL Asset Ownership	BMDes Tompe Village
3	Asset Handover Coordination	The village government has received initial information through the facilitator, but there has been no coordination with the PIU/BPPW/ ISL Project Manager.
4	Inventory/Collection of assets	Not yet, waiting for ISL Asset Development to be completed;
5	Facilitation of ISL Asset BAST signing to village government	Not yet, waiting for the ISL Asset BAST to be completed;
6	Facilitation of Recording & PSP of Assets received into BMDes	Not yet, waiting for the grant BAST to be completed, the recording will be carried out by the Tompe Village Government as Village Fixed Assets;
7	Facilitation of Partnership Agreement between Tompe Village Government and KPP-ISL	Not yet, waiting for the ISL Asset BAST to be completed;
8	Readiness of Human Resources and Budget for the implementation of Asset handover activities	The required human resources are elements of the Tompe Village Government and existing ones. There is no special decree and budget for the handover activities.

4.3.7. Readiness of Individual WTB Residents and KPP-ISL Partnership to Manage Assets (Operate, Maintain and Develop)

Individual-WTB Residents **have carried out** asset management of the Tompe Post-Disaster Huntap Special House, while the KPP-ISL Partnership **is not yet fully prepared to** manage assets resulting from the Tompe Village ISL activities (Drainage and Environmental Roads including complementary buildings such as plug plates). Specifically for the KPP-ISL Partnership Readiness, the lack of readiness is not only institutional as described previously, but there is also no availability of Budget and/or joint rules that support the agreed KPP financing including certainty of HR Management and HR Capacity development plans that have not been implemented.

Table 48. Readiness of Individual WTB Occupants and KPP-ISL Partnerships to Operate, Maintain and Develop Assets

Aspects	Readiness of Individual Recipient Category (Tompe Huntap House)	Readiness of KPP-ISL Partnership Recipient Categories (ISL Tompe Village)
Budget Availability	- The Tompe Post-Disaster Special House becomes the property of individual PAPs, so the cost of Asset Management is the responsibility of each PAP.	- Tompe Village ISL includes Drainage and Neighborhood Roads including complementary structures such as plug plates and Taluds, which are types of infrastructure



Aspects	Readiness of Individual Recipient Category (Tompe Huntap House)	Readiness of KPP-ISL Partnership Recipient Categories (ISL Tompe Village)
	<ul style="list-style-type: none"> - In the Tompe Shelter Occupancy process, each of the PAPs moved into the house from the temporary shelter at their own expense; - WTB The residents of the Tompe Huntap Special House are dominated by people with low income (<1.5 million per month) as much as 67% and 12% have no income and the remaining 22% have a middle income. 	<p>that do not require initial costs to use (such as electricity, clean water).</p> <ul style="list-style-type: none"> - The financing needs of LTO activities will generally cover LTO operational costs, maintenance and asset development (if required). - In the initial draft of KPP financing, it was agreed that the main source of funding would be self-help and assistance from other parties. However, the concept of the plan still needs to be detailed, who are the other parties and how to obtain them, including the form of community self-help. - No budget is available for LTO operations or agreed joint rules supporting the maintenance needs of the LTO and the Tompe Village Government / Donggala Regional Government.
HR Availability	<ul style="list-style-type: none"> - The beneficiaries for each unit of the Tompe Huntap Special House have been determined in the Huntap Occupancy Decree by the Regent dated 27-12-2023 as many as 288 families according to the number of housing units built; - The average number of residents of the Tompe shelter is 3-4 people per household. - Of the 288 PAPs, 281 households have received the keys and 222 households have lived there. Some who have not received the keys/occupied because they are outside Tompe Village and have not occupied because they are waiting for the completion of their houses and/or the completion of settlement infrastructure in the shelter such as roads and drainage. 	<ul style="list-style-type: none"> - In the initial draft of the RKM, it was agreed to form the KPP-ISL of Tompe Village on April 12, 2023 based on the grouping of KSMs that will implement the ISL activities. The number of existing human resources managers on average only includes 3 administrators, namely the Chairperson, Secretary and Treasurer. - The KPP institutional concept is still a preliminary draft. The finalization of the plan will be further discussed and determined through community consultation regarding ISL O&P after all physical works are completed (around August 2024).



Aspects	Readiness of Individual Recipient Category (Tompe Huntap House)	Readiness of KPP-ISL Partnership Recipient Categories (ISL Tompe Village)
HR Capacity Development	<ul style="list-style-type: none"> - The preparation of the capacity of the PAPs to receive and manage special houses after the Tompe shelter disaster was facilitated through a series of mentoring activities by the local government [Cq. Dinas Perkimtan] and facilitators through socialization activities and thematic meetings. - In thematic socialization and consultation, residents are involved and understand: Beneficiary Rights, Disaster Reflection, RTG / RISHA Houses, Relocation Schemes, Land Legality, Healthy Homes, Home Maintenance and Development. - Residents are also fully involved in selecting the block and parcel of housing units they will live in, understanding and agreeing on common rules, planning how to occupy the house and maintaining and developing the house. - In 2025/at the end of 2024, the Dinas Perkimtan will develop an SOP for RTG development through a consultant that will later be socialized to all WTB residents. 	<ul style="list-style-type: none"> - The preparation of community/KPP capacity to manage ISL O&P is facilitated through a series of mentoring activities by the mentoring facilitator together with the local government [Cq. Dinas Perkimtan]. - Each project activity is designed so that the community/KPP members understand how the project works and can be actively involved from the planning, physical implementation and post-construction/Operation and Maintenance stages. - With the active involvement of the community / KPP members in every activity carried out with the facilitator, capacity building for the community / KPP members can be realized. - In addition to the involvement of the community / KPP in the process of project activities, in the future, after the construction is completed, capacity building will be carried out for the community / KPP through training / technical guidance on the KPP Work Program and Infrastructure Operation and Maintenance.
Development Plan	Some WTB Residents have developed semi-permanent kitchens	There has been no ISL asset development plan by either the Tompe village government or KPP-ISL.

Some explanations for readiness to receive, operate, maintain and develop can be described as follows (more detailed explanation of each activity).



1). Rights and Obligations of Permanent Residence Residents

Disaster-affected residents (WTB) who received Satelit Tompe permanent housing were determined by referring to Governor Decree Number 360/034 / BPBD-G.ST / 2019 concerning Determination of Criteria for the Rights of Disaster Victims of the 2018 Central Sulawesi Province Earthquake, Tsunami and Liquefaction. Further disaster victims, in the occupancy activities of disaster-affected residents will get :

1. Permanent housing measuring 6x6 meters and land measuring 10x15 meters
2. Basic infrastructure and utilities of the plot unit such as drinking water, household sanitation treatment and electricity
3. Land rights of the house site to be handed over to the residents

This right is as stated in the Decree on the Occupancy of Huntap Tompe-1, Huntap Tompe-2, Huntap Tompe-3 stipulated by the Donggala Regent, in addition to a list of names and origins of the WTB who will occupy the house, it is also explained in the THIRD DIKTUM that the Handover of Land and Buildings to the Occupants of Huntap Houses will be carried out after all house construction work is completed.

In the relocation process, residents affected by the Tompe permanent housing disaster signed an agreement with the Donggala Regency Government both in the Occupancy Agreement Letter including the WTB Statement as an inseparable part of the Occupancy Agreement and in the BA Handover of Keys. The agreement contains the rights and obligations of residents receiving Tompe satellite permanent housing which includes:

- 1) Every resident who has met the eligibility criteria and is stipulated in the Donggala Regent Decree on Huntap Tompe Residents is entitled to a 6x6 meter house on 150 m² of land. The house is equipped with a bathroom and basic plot infrastructure such as Clean Water, Wastewater, 1,300 Watt Electricity and temporary garbage disposal;
- 2) Each resident is entitled to obtain proof of Land Rights (HAT) in the form of property rights from the government for the land and permanent housing buildings that have been submitted. The issuance of certificates of property rights will be the authority of the Donggala District Land Office following applicable procedures;
- 3) Every resident who has obtained permanent housing has the right to use and is obliged to care for and maintain public utility facilities, public facility infrastructure and social facilities available in the permanent housing area;
- 4) Every resident who has obtained permanent housing has the right to receive the house keys and live in the permanent housing without any fees (in the form of rent) from any party;
- 5) Every recipient of permanent housing is prohibited from selling or transferring the rights of the residential house to other parties;
- 6) Every permanent housing recipient is obliged to care for and maintain the permanent housing and its environment;



- 7) Every resident who receives permanent housing is obliged to maintain order, environmental security, and maintain harmony among fellow residents in order to achieve the goal of safe, comfortable and peaceful housing;
- 8) Every resident who wants to develop a permanent residential house is obliged to consult with the facilitator team to make a development design so as not to cause slum areas and in accordance with applicable regulations (earthquake-resistant house rules);
- 9) Each permanent housing recipient is obliged to form a group and participate in the management and maintenance of facilities and infrastructure in the permanent housing environment and the formation of community institutions that will be determined later;

2). **WTB Setup and Occupancy**

The preparation of the PAPs to receive, operate, maintain and develop the special post-disaster houses of Tompe (1,2,3) was facilitated through a series of mentoring activities by housing assistance facilitators. Through this mentoring process, Residents are fully involved in decision-making concerning themselves, understand and agree on common rules, the rights of the PAPs, gain an understanding of the earthquake-resistant house/Risha house that will be obtained, plan how to obtain/accept and utilize or occupy the house as well as maintain and develop the house.

Beginning with the Initial Socialization, the PAPs received an explanation of the CSRRP settlement relocation program, the role of assistants, Disaster Reflection, PAPs Belonging Criteria, Introduction to earthquake-resistant houses/RISHA houses, etc. After the Initial Socialization, the PAPs were invited to discuss the formation of Community Groups (Pokmas). The membership of Pokmas is between 12-15 families, adjusted to the proximity of the temporary shelters of disaster-affected residents. Through this Pokmas, the facilitator together with the PAPs conducted a series of project activities in the form of socialization activities and group meetings with certain menus/themes. Each project activity is designed so that the PAPs understand how the project works and the PAPs can be actively involved. With the active involvement of the WFH in every socialization activity and thematic meeting carried out together with the facilitator and Pokmas, capacity building for the WFH/Huntap residents can be realized. WTB learning space is carried out in every meeting activity carried out by the facilitator together with the WTB group (Pokmas).

The preparation for occupancy carried out by the DAPs together with the accompanying facilitators generally includes the following activities: a). Socialization and Consultation; b). Tompe Permanent Housing Block and Parcel Selection Meeting; c). Tompe Permanent Settlement Plan; d). Participatory physical check involving disaster-affected residents; e). Agreement on Occupancy Agreement (Handover); f). Handover of keys; g). House Occupancy by WTB Residents.

The activities of the Occupancy Preparation process are carried out in tandem with the Huntap House Provision process, which can be illustrated and as shown below.



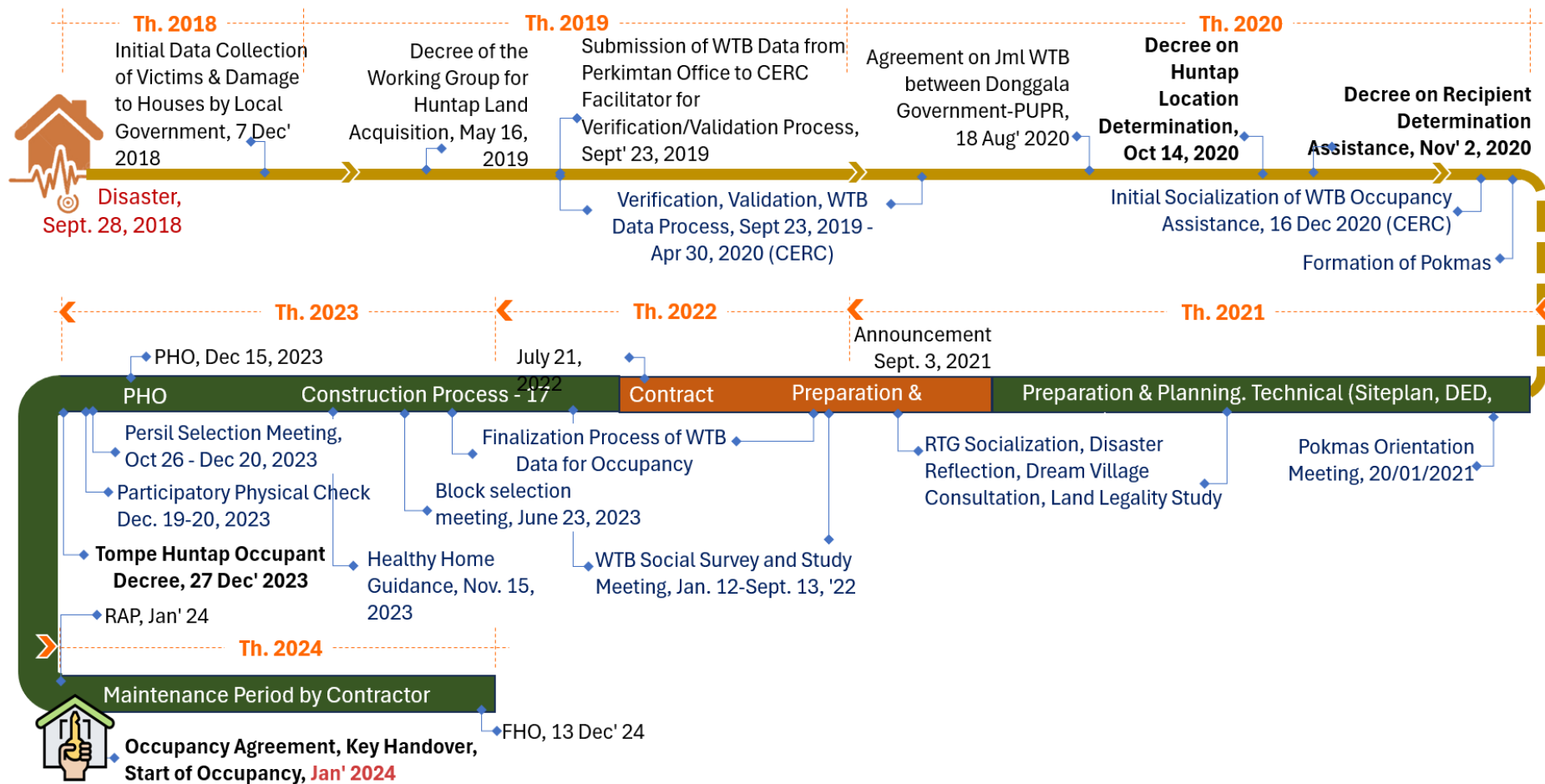


Figure 37. Milestone for the Integration of Shelter Provision & Preparation of Tompe Shelter Occupancy in Donggala Regency



From the figure can be obtained:

- a. Determination of Huntap Location: ± 2 years after the disaster event;
- b. Determination of Decree on Huntap Assistance Recipients: ± 2.1 years since the disaster event
- c. Determination of Occupancy Decree: ± 3.2 years since the determination of the WTB decree (WTB waiting period);
- d. House/Huntap Ready for Occupancy (PHO): ± 5.3 years since the disaster event or ± 3.2 years since the determination of WTB Huntap or Huntap location;
- e. PAPs Start to Occupy the Shelter: ± 5.4 Years Since the Disaster Event or ± 3.2 Years Since the Determination of the PAPs of the Shelter;

3). Preparation of Rules for Maintaining and Developing Home Assets for Residents of Tompe Shelter in Donggala Regency

Huntap Tompe Type 36 building with an area of 36m² has met the minimum area requirement standards for simple housing in Indonesia as stipulated in SNI 03-1733-2004. Based on SNI 03-1733-2004, the minimum area of a simple house (assuming 1 family of 4 people) is 36m² or 9m² per person (Indonesian National Standard Agency 2004).

RISHA type 36 house assistance for residents affected by natural disasters in Central Sulawesi Province provided through CSRRP-PUPR support is an earthquake-resistant house that can ensure the safety/security of residents and is intended as stimulant assistance for ready-to-occupy Core Growth Houses. This means that the house provided is ready to grow or can be directly developed (adding rooms) by residents both horizontally and vertically, especially to meet the needs of building area for residents who have families with 3 or more children.

In accordance with the Agreement in the Occupancy Agreement Letter, it has been stated in the provisions of obligations and prohibitions for WTB / Occupants, including those related to the maintenance and development of houses, namely:

- ✓ Obligation of WTB Occupants to occupy/utilize the house according to its function and be responsible for its maintenance;
- ✓ It is prohibited to dismantle / change part or all of the shape of the shelter unit as long as the shelter building has not been handed over from the PUPR Ministry to the Dongggala Regency Regional Government;
- ✓ It is prohibited to develop shelters that are not in accordance with the principles of Earthquake Resistant Houses and if you are going to develop, you must first seek approval from the Regional Government / designated agencies in accordance with the provisions stipulated by the Donggala Regency Government.

Therefore, the house's maintenance or care and development is the responsibility of each Resident.

This provision is also strengthened by the commitment of the Resident as stated in the Resident Declaration as part of the Occupancy Agreement Letter, among others related to maintenance and development, namely:



- ❖ Able to care for and maintain the Huntap building unit received;
- ❖ Will not demolish/change the shape of the shelter building unit until the handover of assets from the Ministry of PUPR to the Donggala Regency Housing, Settlement and Land Agency has been carried out;
- ❖ Suppose you wish to develop a house in the future. In that case, it must be in accordance with the rules of Earthquake Resistant Houses and the rules that have been set and will consult in advance with the Donggala Regency Government / designated agencies following the established Guidelines and are ready to accept sanctions if you do not heed the rules that have been set.

In the early stages after the handover of the keys, maintenance activities carried out by residents at this time are cleaning their houses, tidying up the walls and floors of the house and beautifying the yard according to the wishes of disaster-affected residents while for home improvement or development is generally carried out limited to meeting the needs of kitchen space.

With regard to the maintenance and development of the house, the assignment of the huntap facilitator which is still running at this time will also continue to assist the Huntap community to ensure the commitment of the residents regarding the fulfillment of the provisions of the house development agreed in the occupancy agreement, the obligation of residents to consult with the permanent housing facilitator if they will carry out house development. The Huntap facilitator has opened a consultation room for the development of permanent housing for Huntap residents. In the future, during the assistance period, facilitation of strengthening the SOP for house maintenance and development will be carried out by the facilitator together with the Donggala District Housing Office.

The Dinas Perkimtan coordinates with the Tompe Village Head to control house development.

For information from the OSP Controller's Report as of May 15, 2024, 17 housing units have been developed (1 unit in Tompe-I, 4 units in Tompe-II, 12 units in Tompe-III), of these there are 10 units that do not comply with technical rules (1 unit in Tompe-I, 3 units in Tompe-II, 6 units in Tompe-III) and 7 units following technical rules.

4). Preparation for Capacity Building of Huntap Tompe Residents for House Maintenance and Development

The need for house expansion was already felt on the first day of their occupancy. Referring to the Tompe Satellite permanent housing information post report during the post-key handover process, information requests from disaster-affected residents are strongly related to the addition of space for the kitchen. Related to this, the Huntap Facilitator has opened a consultation room for the development of permanent housing for residents.

In general, capacity building of the PAPs is carried out in every activity that the facilitator undertakes with the PAPs. Each project activity is designed so that the community understands how the project works and the community can be actively involved. In particular, the learning space for the community is carried out in every rembug activity conducted by the facilitator with the community group.



Several rules related to the development of the house have also been agreed upon in the Occupancy Agreement Letter, BA. However, so that the development of the house is in accordance with the rules and specifications of healthy and earthquake-resistant houses, experts in their fields need assistance.

The capacity building process for residents is currently still ongoing or has not been completed, especially through the process of assisting the maintenance and development of houses to residents by PUPR Housing Facilitators. Apart from socialization and consultation involving residents of Huntap houses, several activities have been carried out for capacity building for Huntap residents, including: Technical Guidance and Socialization of RTG / RISHA Houses, Healthy Homes Technical Guidance, Home development design clinics, agreement on joint rules for home development, formation and training for the O & P Organization for Home Development (3 members) in each Tompe-I, II, III Huntap. Specifically for the formation of O&P, it was held on February 22, 2024 for Tompe-I, March 20, 2024 for Tompe-II and April 18, 2024 for Tompe-III. And for Capacity Building Guidance to Managers has been carried out on April 30-April 2024 for the three Tompe Huntap locations.

In the context of capacity building, the Donggala District Housing Office also plans to prepare SOP / POS for the Development of Healthy and Earthquake Resistant Houses and socialize to the Huntap community with the support of technical consultants from the 2024 APBD.

5). Preparing Tompe Village LTO Institution to Operate, Maintain and Develop Settlement Infrastructure Assets ISL

Settlement infrastructure built by the community through the Tompe Village ISL such as Drainage and Neighborhood Roads, including complementary structures such as plug plates and Taluds, are types of infrastructure with public services where every resident can directly use them (unlike the Borewells which require electricity to obtain clean water).

As described in the Tompe Village ISL KPP profile above, at the initial stage of proposing the Community Work Plan (RKM) or prior to the implementation of the physical construction of CSRRP ISL activities, the Tompe Mobile CSO together with the community and the Tompe Village Government, through Rembug Warga-2 has agreed on the proposed formation of the Infrastructure Utilization and Maintenance Group (KPP) that will be built together with the formation of the KSM for Physical Activities and the Community Procurement Team. Based on the Minutes of the KPP Formation Rembug dated April 12, 2023, there are 4 KPPs that have been formed based on the grouping of the planned ISL infrastructure work packages. Each KPP has an organizational structure consisting of Chairperson, Secretary, Treasurer and Members.

The concept of the KPP Organization, which was developed as a mechanism for the ISL CSRRP program, is still tentative and administrative as an initial design. Finalization of the operational and maintenance plan will be further discussed and determined through community meetings related to Operation and Maintenance which is planned after all physical works are completed as stated in the 2023 Tompe Village RKM Document.



The design of the initial proposal for the formation of the KPP was carried out in accordance with the concept of the ISL-CSRRP program, the stages of the KSM and KPP formation activities which state "In accordance with the number of work packages that have been agreed upon, the formation of KSMs and KPPs for each work package is carried out" with a process through Rembug Warga. The approach with the number of KPPs according to the grouping of activities or work packages is intended to lay the foundation of commitment for as many community members as possible to be involved and responsible for carrying out maintenance of buildings that have been agreed upon and built together by the community.

Considering that KPP will manage Infrastructure with more than one type and number, to increase the effectiveness of the Manager's work, it is also necessary to consider the similarity between the infrastructure built in terms of 1). Same location or adjacent 2). Same function of Infrastructure Service or affecting each other and 3). Similarity of Beneficiaries of the Infrastructure. These conditions in the Tompe Village ISL Case can be seen from:

- ❖ The location and service area and/or direct beneficiaries of the constructed infrastructure are only in 2 village administration areas (dusun-1 and dusun-2);
- ❖ There is an integration of infrastructure service functions such as the Talud which supports the Road service function or Drainage which has an integrated function with the Deker plate,
- ❖ that a construction plug plate is placed as part of the road section so that it also functions as a road and is a construction unit with the road;
- ❖ that the Talud has a function as reinforcement or protection of the road structure built and a construction unit with the Road;
- ❖ considering the ease of coordination and task execution with the village government at the smallest level, namely the Hamlet Head.
- ❖ The type of infrastructure being built requires relatively simple and common knowledge and technical skills for utilization and maintenance;
- ❖ In terms of the plan to set retribution/fees for future beneficiaries, it does not burden residents more than the type of dues/retribution;
- ❖ In the future, the potential for managed assets to be developed or continued through other programs or APBD / Village so that the KPP is more flexible in accommodating new assets in its area or related to the development of the assets it manages;

The more Management organization units in one infrastructure at the same location or the same / mutual infrastructure service function or the residents who receive the benefits are the same residents, the more the need for coordination, synchronization, integration and cooperation between Management Institutions / KPP in policy making (such as joint rules for determining retribution / fees) and implementation of activities at the Community level, etc.



Given that the above draft LTO is still temporary / tentative which will be discussed again, the future LTO institutions and management also need to be considered:

- (1) The number of KPP Institutions that have been formed at the initial stage based on the number of work packages, has changed during implementation to 3 packages /KSM and also considers the effectiveness of future KPP work by looking at synchronization and integration of the existence of similar locations, similarity of service functions (linkages in the unity of service structures and functions) and the existence of similar beneficiaries;
- (2) In accordance with the KPP's task to carry out infrastructure maintenance so that it is always in good condition and provides optimal services to the community, the KPP requires information on the condition of each infrastructure regularly, to operate this task, it is necessary to consider the need for Technical Officer personnel who will routinely assist the KPP to carry out monitoring and inventory of the condition of infrastructure / facilities and prepare a plan for the needs, costs and schedule for maintenance & repair of infrastructure. In addition, to support the funding of activities, officers are needed who will carry out tasks/activities to extract funding sources both from each beneficiary and establish partnerships with local/village governments or donations from other parties;
- (3) In addition, the KPP organizational structure still needs to be completed with personnel (names) who will carry out the duties and responsibilities of the agreed-upon work units for positions other than the agreed-upon Chairperson;
- (4) To strengthen the legality of the organization and implementation of KPP activities, the KPP Organization and Management, which has been completed with all personnel in charge of each work unit, needs to be re-approved at least by the Village Government.

The duties and functions of the LTO as an organization have been outlined in the initial draft of the LTO in the Proposed RKM, however, it is not yet necessary to define in more detail the duties of each work unit of the LTO organization and socialize them so that each personnel/work unit can know their duties and responsibilities and carry them out effectively;

Of the 6 components of the KPP work program as outlined in the ISL Pedum, only 2 components have been partially designed initially, namely the source of financing and the O&P Technical Plan, while the other 4 activities have not yet been prepared into a work plan, namely data collection of members, inventory of infrastructure conditions, preparation of the RAB for O&P activities and KPP reporting.

From the draft O&P Activity Plan, what is proposed is still limited to the technical plan for infrastructure maintenance in the form of routine maintenance and repair activities, not yet covering the operational technical plan or use of the Infrastructure itself.



The maintenance plan and utilization plan have the same ultimate goal as an effort to keep the infrastructure in good condition (not quickly damaged) and provide optimal service, but the implementation is different.

The Use Plan relates to the correct use of infrastructure in accordance with its function and technical standards, while the maintenance technical plan relates to efforts to keep the infrastructure in good condition and functioning so as to provide optimal service according to the planned life. For example, limiting the load of truck vehicles through the road does not exceed the tonnage load according to the road construction plan or the use of drainage that is not used as a household sewage channel (black water).

The Technical Maintenance Plan still needs to be translated in detail for each type of infrastructure, maintenance method and schedule of activities.

Although ownership and maintenance responsibilities have been established from the beginning for the beneficiaries through the ISL activity mechanism, including the establishment of the KPP, further facilitation and guidance is still needed by the District/Village Government so that the management of the utilization and maintenance of the infrastructure that has been built can actually run well and sustainably, especially considering that the assignment period of the assisting facilitator is now coming to an end.

6). Tompe Village ISL KPP Budget Preparation to Operate, Maintain and Develop the Infrastructure it Manages

Given that the settlement infrastructure built by the community through the Tompe Village ISL, such as Drainage and Neighborhood Roads, including complementary structures such as plug plates and Taluds, is a type of infrastructure with a public service where every resident can directly use it (unlike drilling wells, which require electricity to obtain clean water), the financing needs of KPP activities will generally include operational and maintenance costs, which can include:

- ❖ The need for KPP manager operational costs such as officer/operator incentives, meeting/socialization costs, stationery, communication and manager capacity building costs;
- ❖ The need for the cost of implementing routine-periodic-insidental-repair/rehabilitation maintenance activities which include the cost of labor, materials and equipment.

Routine-periodic maintenance needs of concrete rebate roads or drainage such as cleaning labor with simple equipment such as hoes, crowbars, broom sticks, hammers, and or small repair material needs such as sand, cement, gravel/stones that can potentially be obtained through self-help and gotong royong;

As for the cost requirements for incidental maintenance and/or rehabilitation or heavy repairs or future development, the cost requirements will be based on the results of the identification of damage/repairs that occur in the field or the required development, including the cost of preparing technical planning (DED, RAB, Technical Specifications) or supervision if needed. These costs will generally be large and require support and partnerships with local/village governments and other parties.



In the initial draft of LTO financing in the RKM for Roads and Drainage activities, the main sources of funding are self-help and assistance from other parties. The concept of the plan needs to be detailed.

Funding sources Community self-help, how the form of self-help will be explored (dues / retribution or voluntary donations) including collective rules that need to be agreed upon with the beneficiaries so as not to burden and limit the rights of each individual or family to use the infrastructure.

Funding from other parties, there needs to be an initial identification of who are the targets including how to extract them not only for maintenance financing support but also to access capacity building activities for KPP managers.

Although there is currently no budget available for support for the KPP from the Dinas Perkimtan/Village Government (not yet aware of the work plan and needs of the KPP), there is potential given that Settlement Infrastructure is basically a mandatory affair which is the authority of local governments including Village governments.

Potential Funding for KPP Activities can be through District Government Assistance (District APBD) through the Office Program / Activity either in the form of a grant / social assistance budget (non-routine) or in the form of a routine budget for the Office Program / Activity. To access district government grant/social assistance to community organizations, it is necessary to complete the legality of the KPP according to the requirements of community organizations as stipulated in Donggala Regent Regulation No. 36 of 2017 concerning Procedures for Budgeting, Implementation and Administration, Accountability and Reporting as well as Monitoring and Evaluation of Grants and Social Assistance.

As for assistance through the routine budget of the SKPD / Service Program / Activity, it can be proposed as a location for routine budget activities of the Service Program / Activity or can propose the involvement of KPP members in Capacity Building activities to the PUPR Office (implementing the duties of the Donggala Regency Regional Government in the field of Public Works) or the Perkimtan Office (implementing the duties of the Donggala Regency Regional Government in the field of Housing, Settlement Areas).

Village Government Assistance through Programs/Activities from the Village Budget also has potential, especially because it is a village asset whose maintenance must be carried out by the Village Head and Village Apparatus. And the cost of maintaining village assets is charged to the Village Budget.

As described in the previous section on KPP financing sources, based on PMK No. 146 of 2023 concerning the Allocation of Village Funds for Each Village, Disbursement, and Use of Village Funds for Fiscal Year 2024, it is known that Tompe Village received a Village Fund allocation of Rp. 1,056,472,000. With the allocation of the Tompe Village Fund in 2024 of Rp. 1,056,472,000, the remaining use of funds from activities in the field of fulfilling predetermined basic needs and the operational costs of the Village government, the highest that can be divided for village development in other fields and village community empowerment is Rp. 549,365,440 (52%).



To access village funds, the financing of LTO activities must be proposed, discussed and determined in the village musrenbang, and become part of/budgeted from the Village Budget in the Village RKP each year and/or the LTO coordinates the needs of the LTO with the Secretary or Head of Affairs who is tasked with managing village assets or submits a plan for the needs of maintaining village assets.

Considering that the source of funding and the need for large maintenance costs will occur in activities that require major repairs/rehabilitation or development, efforts to build KPP to overcome these financing needs need to emphasize the conception of KPP from the start as a forum that is expected to be able to:

- ☐ building social capital in the community through self-help and mutual cooperation, and
- ☐ build partnerships with local/village governments and non-governmental organizations.

Through the mobilization of social capital based on local wisdom (self-help and mutual cooperation) and the critical awareness of beneficiaries that maintenance efforts are the joint responsibility of residents whose activities are facilitated/coordinated by KPP, it is expected that KPP in the short term can **carry out routine and periodic maintenance** to maintain the condition and service of infrastructure to remain optimum until the planned life of the infrastructure (3-5 years) while preventing greater damage that will have implications for the need for large funds for repairs. In the medium/long term, LTOs, through partnerships with local/village governments and other parties, can seek to implement rehabilitation/improvement of the quality and/or service of the infrastructure they manage as part of efforts to engage in the development and empowerment of their village communities.

7). Preparation of Village Government Partnership with KPP in O&P Management

In the administration of government, the Regional Government encourages community participation. Local government efforts in encouraging community participation as Law No. 23 of 2014 concerning Regional Government Article 354 paragraph (2) explains that the Regional Government encourages community participation in the administration of Regional government by:

- a. convey information about the administration of Regional Government to the public;
- b. encouraging community groups and organizations to play an active role in the administration of Local Government through community capacity building support;
- c. developing institutionalization and decision-making mechanisms that allow community groups and organizations to be effectively involved; and/or
- d. Other activities are following the provisions of laws and regulations.

The role of the Regional government in encouraging community participation is further described in Article 354 paragraph (3) which includes:



- a. preparation of Regional Regulations and Regional policies that regulate and burden the community;
- b. planning, budgeting, implementing, monitoring and evaluating regional development;
- c. management of Regional assets and/or natural resources; and
- d. public service delivery

Community participation in asset management, it is also explained that in carrying out regional development, the Regional Government encourages Community Participation in the form of partnerships. Article 15 of Government Regulation No. 45/2017 on Community Participation in the Implementation of Local Government, explains:

- (1) The Regional Government encourages Community Participation in the management of regional assets and/or natural resources which includes the use, utilization, security, and/or maintenance;
- (2) Public Participation in the use and security of regional assets and/or natural resources as referred to in paragraph (1) is carried out in the form of supervision in accordance with the provisions of laws and regulations;
- (3) Community Participation in the utilization of regional assets and/or natural resources as referred to in paragraph (1) can be implemented in the form of leases, cooperation in utilization, and cooperation in providing infrastructure in accordance with the provisions of laws and regulations.
- (4) Community participation in the maintenance of regional assets and/or natural resources as referred to in paragraph (1) is carried out in the form of maintenance cooperation in accordance with the provisions of laws and regulations.

From the description above, it can be obtained that the government and the community as two development actors can collaborate between the government and the community. Cooperation by involving the community in development can be carried out through participatory planning, implementation and supervision of development to asset management of development results so that the community is not only the object but also the subject of implementing regional development. In encouraging community participation, local governments are expected to develop institutionalization and decision-making mechanisms that allow community groups and organizations to be involved effectively, not just a formality but really concerning the interests of the welfare of the community.

Cooperative efforts between the Tompe Village Government and the community, especially in the implementation of CSRRP ISL activities, have been established as the Village government's support in organizing ISL activities by CSOs and providing administrative legality for CSO institutions and activities.

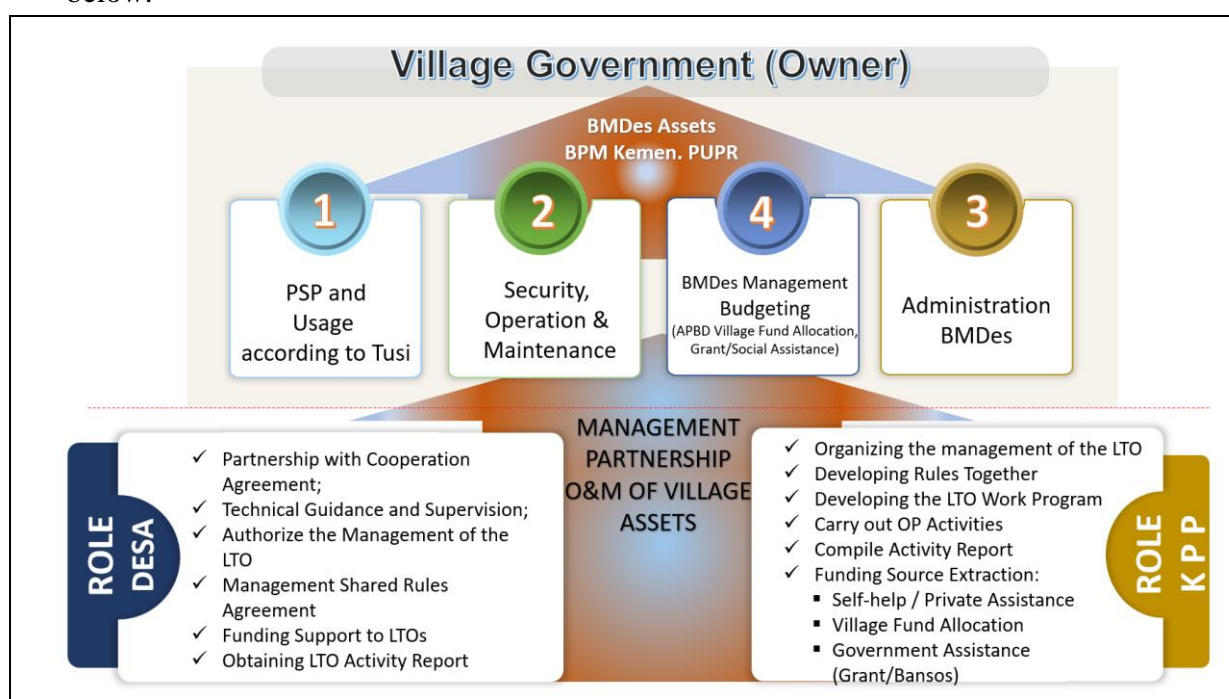
In the context of the results of ISL activities being handed over to the Village Government (as Village Assets) in the future, the KPP is a community organization as a partner of the Village Government that has the task of managing the Operation and Maintenance of the infrastructure.



In this partnership, the Village Government as the recipient/owner of village assets carries out the management of village assets in the form of asset inventory/recording activities in village assets and determination of their status, asset security, routine asset administration and for the management of operations and maintenance submitted to the KPP (partner) with the support of facilitation and guidance to the KPP including facilitation in budgeting from the APBDes.

Another important point in the preparation of this partnership is the need for a Cooperation Agreement between the Village Government and KPP where the roles and responsibilities of each party can be defined in the agreement.

In general, the Village Government's partnership with KPP can be described as shown below.



Source: Processed from Permendagri No. 1/2016 on Village Asset Management and Tupoksi KPP

Figure 38. Village Government Partnership with KPP in O&M Management of Village Assets

8). Preparation for Capacity Building of Tompe Village ISL KPP to Operate, Maintain and Develop the Infrastructure it Manages

The preparation of community/KPP capacity building to operate, maintain and develop the infrastructure built through ISL activities is facilitated through a series of mentoring activities by the mentoring facilitator. Each project activity is designed so that the community/KPP members understand how the project works and can be actively involved. With the active involvement of the community/KPP members in every activity carried out with the facilitator, capacity building for the community/KPP members can be realized.

Through the mentoring process, the community/KPP members are involved starting from the planning stage, physical implementation and Operation and Maintenance. Capacity development efforts in each stage of the activity can generally be described as follows:

- a. In the planning stage, the community/KPP members identify the problems they face, determine their needs (problem solution), plan the technical implementation and decide for themselves which infrastructure to build (building a sense of need). In addition, from the beginning, the community forms and agrees on the maintenance organization and plans the O&P activities and financing that will be carried out. From this process, it can be identified that community members learned to identify infrastructure problems, plan technical ways to improve the infrastructure, and plan for the necessary materials, equipment and costs. With a series of community meetings, they also learn to participate and make decisions together on issues that concern common needs. These are the capacity needs when residents will manage the maintenance of the infrastructure they built.
- b. At the physical implementation stage, the community/CBO members carry out and supervise the development activities themselves (building a sense of ownership). Through KSM, community members learn to manage work needs and costs, procure quality materials, provide labor according to work needs, and carry out physical work according to technical standards. Through OJT-Practice work, residents as construction workers learn to understand work materials/equipment, how to work and work results that meet the quality according to infrastructure technical standards. With this involvement, it is expected to increase knowledge/skills in managing development and technical experience in carrying out infrastructure development/repairs according to technical standards. These are the capacity needs when residents will manage the maintenance of the infrastructure they built.
- c. In the operation and maintenance stage, the community/KPP will be facilitated to obtain technical guidance on operation and maintenance so that it can implement the KPP Work Program independently and gotong-royong and continuously receive facilitation and guidance from the District Government/Village Government.

The capacity building process for the community/members of the KPP is still ongoing or not yet completed, especially the implementation of post-construction O&M technical guidance. To support the implementation of the KPP Work Program post-construction, in accordance with the ISL CSRRP Activity mechanism, the PIU BPPW assisted by the OSP and Facilitator will provide technical guidance on operation and maintenance to the KPP towards the end of the construction work or after all ISL Infrastructure Development activities have been completed.

From the mechanism passed since the planning and physical implementation stages, the technical guidance material will be agreed upon by the community/KPP and the accompanying facilitator, which of course needs to be adjusted to the needs in the framework of implementing the KPP work program. However, in terms of the tasks that will be carried out by the KPP in the future, at least the technical training needs to focus on improving the ability of the KPP to:



- ☐ building community awareness to implement the KPP Work Program together (self-help and gotong-royong);
- ☐ Formulate a detailed work program that can be implemented;
- ☐ Identify and agree on sources of funding and how to raise them;
- ☐ Agree on joint rules for the use of infrastructure and the implementation of routine-periodic maintenance, including joint rules such as fees / levies;
- ☐ Building Partnerships with Local/Village Governments and other parties for financing and capacity building
- ☐ Maintenance Procedures for each Type of Infrastructure

4.4. CSRRP Asset Management Challenges

4.4.1. Challenges of Asset Transfer Process (Temporary Use and Grant) for Project Managers

- a) Completion of *As built drawing* (including OP Manual) Submitted by the Contractor, Checked/Approved by TMC and Known by Field Directors often exceeds 1 month post PHO according to SSKK provisions. This has implications for the preparation time of the BASTO process / Grant completeness administration will be delayed;
- b) Limitations of the BASTO Assistance Team by PMC / BPPW BMN Team;
- c) Approval of the Joint Audit BA by each Local Government Internal Team Member requires assistance on the follow-up of the Joint Audit notes (specifically Palu City). This may have implications for the need for more time for the Local Government to provide a Statement of Willingness to Receive Grants and/or Approval to Sign BASTO;
- d) Utilization of settlement infrastructure by the community that cannot be avoided since PHO (not managed) and the delay in applying for the asset grant process will potentially lead to damage/loss of asset components so that when the assets will be granted, the Recipient Party can claim a recalculation with a reduction in asset value due to damage/loss of asset components or depreciation of asset capacity and benefits;
- e) Some local governments in preparing asset management tend to start when the local government receives ready-to-use assets. This will have an impact on the Local Government facilitation process to ensure management waiting for certainty of the time / handover of assets first;
- f) In some cases that occur in the field, there is the potential for losing some components of built assets after PHO / BASTO period so that there needs to be an anticipation effort by the Provider or PPK together with the Temporary BMN User Local Government, several efforts have been made including:
 - It has been done by the Contractor by installing certain installations such as SR Houses / House Lights when the Residents occupy the house and are done with BAST to the Residents;
 - Local Governments / Users of temporary BMN assets have partially secured assets in buildings, especially facilities that are prone to loss;



- g) There are 3 SPAM / Drinking Water work packages that are targeted to be PHO in Week 3-4 of October 2024. Efforts need to be made to accelerate the completion of *As built drawings* and OP manuals in order to accelerate the BASTO process within 2 months after PHO so that all CSRRP Packages to be donated to the Regional Government can be completed until the end of December 2024. In addition, the RR activity package for the BNN Office has the potential to not be able to complete construction until December 2024.
- h) In October-December 2024, there will be an increase in BASTO Process Packages (19 packages → 28 Local Government recipients) at the same time, which will require additional personnel support to the PMC Institutional Team facilitating BASTO and/or engagement/sharing of BASTO facilitation roles with OSP. An illustration is presented in the following figure.



BASTO Milestone for 35 CSRRP Work Packages that will be donated to the Provincial Government of Central Sulawesi, Palu City, Sigi Regency and Donggala Regency:

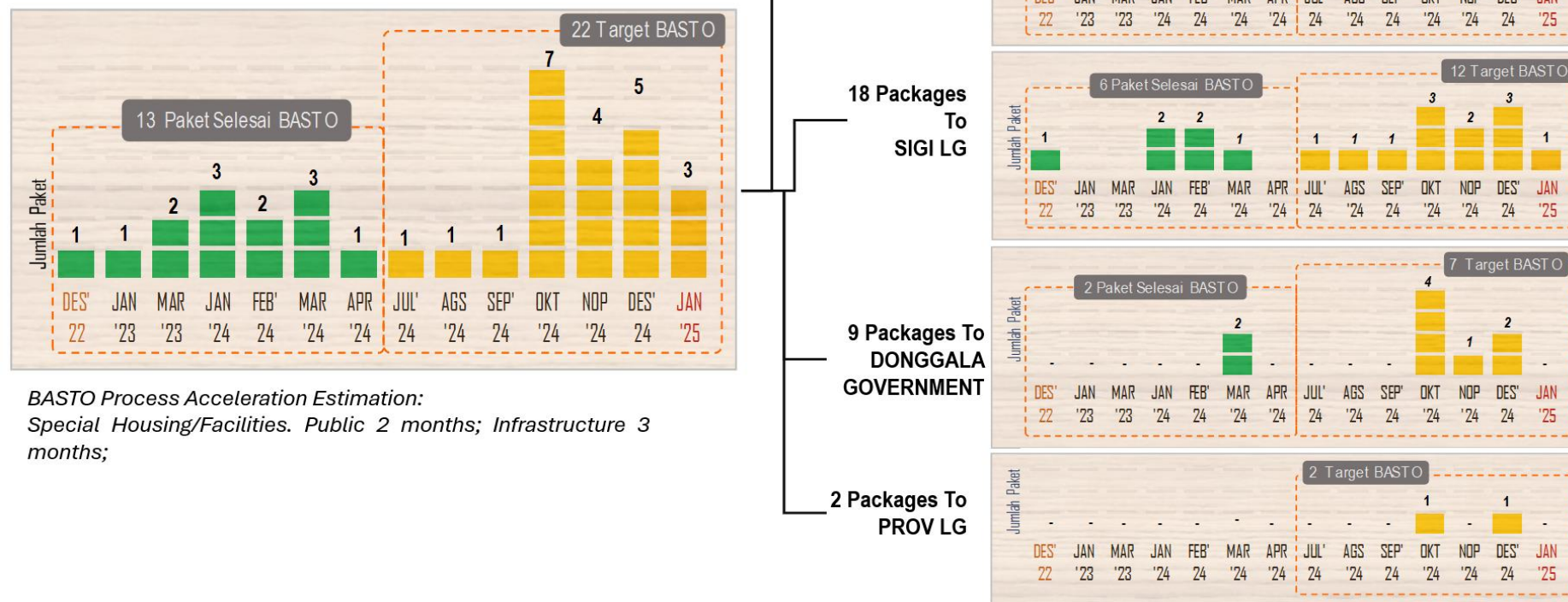


Figure 39. Potential Completion of BASTO Packages to be Granted to Local Government

- ❑ For 35 Work Packages for Grants, without/with broken contracts only for distribution to each District/City Local Government, there will be at least 50 Asset Groups (NUP) which will be received by 4 Local Governments.
- ❑ 13 packages have been BASTO, 22 have not been completed (7 are in process and 15 packages are waiting for Physical Completion/PHO). In the 7 Process packages, 2 packages have completed BASTO in July-August 2024.



4.4.2. Challenges to Local Government Readiness in Asset Management (Operating, Maintaining and Developing)

- 1) The government (CSRRP Project) invests substantial funds in assets that do not directly generate revenue for the government, such as public facility buildings, roads, drainage, SPAM, SPALD, parks, and others. Most of these assets do not directly generate revenue for the government, and even incur commitments/financing by the government to maintain them in the future;
- 2) Certainty of settlement for WTB Occupants of Huntap will be very reliable if there is proof of ownership (SBKBG). In order to ensure settlement for disaster victims in accordance with their rights, after / together with the SLF process, the Regional Government needs to issue SBKBG to each WTB Occupant who has been determined in accordance with the Huntap Occupancy Decree. If this is in place / implemented, the fulfillment of the rights of disaster victims in the housing sector, especially "certainty of settlement" will be realized at the Huntap location;
- 3) Fulfillment of the right to basic services for the community during the transition period. The Regional Government and KPP will manage services after the assets are donated so that community services during the transition period will not necessarily be fulfilled. In order to fulfill basic services to the shelter community in a sustainable manner, the Regional Government with or without partnering with the community (KPP) needs to carry out O & P management of built assets. If this is implemented, the fulfillment of community rights in the field of basic settlement / housing services will be realized in the location of the shelter;
- 4) Legal certainty over asset status through BMD administration. Ensure that local governments refer to laws and regulations in BMD administration so that utilization and maintenance management (including development if needed) can be integrated into the planning and budgeting system through the APBD;
- 5) Utilization of empty spaces in RTP/RTH areas that have not been built needs to be controlled by the regional government. There are empty spaces for RTP/RTH that have not been utilized at the location of the regional/satellite shelter, and this needs to be anticipated by the regional government so that residents do not misuse them due to the limited economic capacity of the community. Low-income communities have the potential to use land for settlement and business activities that do not consider land legality aspects, resulting in irregular building/land use. This will have an impact on the degradation of the settlement environment, one of which causes settlement slums;
- 6) Public awareness of the correct use of assets according to their function/appropriation. Local governments need to manage built assets. The lack of awareness of the asset user community in the correct use of assets according to their designation often accelerates the occurrence of damage/loss of asset components, requiring managers to provide security/maintenance costs faster than the expected useful life;
- 7) Lack of availability of local government budget for O&M of built settlement infrastructure assets. To carry out O&P requires local government budget priorities. This needs to be anticipated by local governments because it will have implications for the unsustainability



- of the operation of built assets according to the planned age, especially when local governments receive a relatively large number of CSRRP grant assets at the same time;
- 8) Some of the assets built through CSRRP are relatively new technology for local governments. The presence of new technology in the operation of assets often requires the provision of human resources according to certain qualifications whose availability is limited for local governments and can even be new to local governments so that it requires a facilitation process for preparing human resources for management institutions;
 - 9) Limited human resources according to the expected qualifications/competencies will require financing for human resource capacity building;
 - 10) The implementation of the Human Resource Management Capacity Building Program has not yet become a routine program and is generally limited through programs held at institutions outside the region;
 - 11) The understanding of the importance of asset management to provide basic services to the community as an authority in the mandatory affairs of local government for SKPD is still diverse and tends to be more administrative (including BMD administration rules), which has implications for the critical awareness of different local governments in responding to it, especially in supporting APBD budgeting for asset management;
 - 12) The lack of critical awareness in BMD user institutions in the Administration of BMN donated to the Regional Government (becoming BMD) will have implications for the weak legal certainty of Assets and in turn cannot be managed for maintenance and development by the User SKPD through the APBD planning and budgeting cycle;
 - 13) The mechanism and involvement of Local Government institutions in receiving BMN grant assets varies in each Regency / City, some Local Governments involve many institutions and require the approval of each institution first to obtain leadership approval (Secretary / Regent / Mayor). This needs to be anticipated early on by the asset grantor because it will have implications for the length of time of the process.
 - 14) The division of roles/responsibilities for O & M Management by KPP from the user community as a partner of the Regional Government / Village Government in managing the utilization and maintenance of assets in the Huntap Area / Satellite location needs to be adjusted to the capacity (HR, Budget) of the community and the technological needs of assets and must be accompanied by facilitation and guidance, especially financial support and capacity building of KPP human resources;

4.4.3. Community Participation Challenges (PPP) for Asset Management in Area/Satellite Shelters

Community Participation is the participation of community members to channel their aspirations, thoughts, and interests in the administration of Local Government. Law No. 23 of 2014 concerning Regional Government Article 354 paragraph (2) mandates that Regional Governments encourage community participation in the administration of Regional government. Community participation in asset management, it is explained that in carrying out regional development, the Regional Government encourages community participation in the form of partnerships.



Article 15 of Government Regulation No. 45/2017 on Public Participation in the Implementation of Local Government, explains:

- (1) The Regional Government encourages Community Participation in the management of regional assets and/or natural resources which includes the use, utilization, security, and/or maintenance;
- (2) Public Participation in the use and security of regional assets and/or natural resources as referred to in paragraph (1) is carried out in the form of supervision following the provisions of laws and regulations;
- (3) Community Participation in the utilization of regional assets and/or natural resources as referred to in paragraph (1) can be implemented in the form of leases, cooperation in utilization, and cooperation in providing infrastructure in accordance with the provisions of laws and regulations.
- (4) Community participation in the maintenance of regional assets and/or natural resources as referred to in paragraph (1) is carried out in the form of maintenance cooperation in accordance with the provisions of laws and regulations.

Community participation is needed because it is the community that knows best the problems faced in their environment and feels the benefits of development or public services provided by the government, therefore it is necessary for community participation to invite and make the community itself more own its residential environment. Community participation is a *top down* development model that essentially requires a *bottom up* development mix.

Some practices of community involvement in asset management in community empowerment programs, among others, are based on the consideration that the assets to be managed by the community are simple or do not require high/complex (special) technology that is difficult for the community to implement, including a small level of risk for failure to operate assets, the community as managers are volunteers, O & M financing can potentially be done through social capital in the community which is driven by self-help and mutual cooperation.

To involve community participation in asset O&P management, an O&P institution (Rules/policies, Organizational Structure, Tupoksi, Tatakerja/SOP, cooperation, etc.), human resources (Competence/qualifications, number of personnel, knowledge/skills) and a budget to support the activities of the management organization are required. In consideration of this, it is necessary to look at the O & P needs of each type of asset.

In the area of regional/satellite shelters, various types of infrastructure and/or public facilities are provided by the government. In general, the types of infrastructure/PSU in the Huntap Kawasan/Satellite built through CSRRP are: Environmental Roads, Drainage, Walls, PJU (Solar Cell), SPAM-JP from IPA (Area Settlement) / SPAM-JP from Bore Well (Solar Cell) Satellite Settlement, Domestic Wastewater Treatment (SPALD-T), Waste Management (TPS-3R/SPA), RTP/RTH, Community Hall, etc;



From these types of infrastructure, it is necessary to see the extent of each asset's O & M needs to be a consideration for the Local Government / Service as the BMD Asset User in involving community participation. For this reason, the classification of each asset is carried out with basic considerations:

- Costs for Operation and Maintenance (Routine and Maintenance/Repair);
- Whether or not specialized technology is required for operation and maintenance (routine and maintenance/repairs);
- Ease of obtaining direct revenue that can be contributed from asset utilization.

In addition to this, it is also necessary to pay attention to the presence / absence of service / function linkages in higher systems such as SPAM (Reservoir, JDU, SR) which is integrated with the city service system (IPA) outside Huntap or Waste related to the city waste service system for disposal to landfill.

These considerations for each type of Settlement Infrastructure/PSU Huntap Kawasan/Satellite can be described as follows.

- Neighborhood Road, Drainage, Talud, PJU (Solar Cell) does not require initial cost for operation requires cost for routine maintenance (personnel/materials/cleaning equipment) or maintenance/repair. Does not generate income.
- Community Hall, requires start-up costs for operation and routine maintenance (electricity, clean water, staff/materials/equipment for routine maintenance). Potential to generate income if managed for rent for community social activities;
- SPALD-T requires initial costs for operation and routine maintenance (electricity, clean water, operators, treatment chemicals, wastewater quality testing, routine maintenance materials/equipment). There is a high level of risk in the event of operation failure, i.e. wastewater discharged into the environment does not meet the specified quality standards. Does not generate direct revenue but potentially easy to obtain retribution based on customer tariffs (potentially can generate if further processing is carried out such as biogas production, etc.);
- SPAM-JP (IPA, Reservoir, JDU, SR) huntap Kawasan requires initial costs for operation (electricity, chemicals, operators, water quality testing, routine maintenance personnel/materials/equipment) and can generate revenue if managed through customer tariffs. There is a connection with the city's Clean Water service system (through IPA as a source of treated Clean Water);
- SPAM-JP (Bore Well, Reservoir, JDU, SR) huntap Satellite does not require initial costs for operation, but it is necessary to consider the needs of the Operator due to the presence of Solar Cell technology as a source of energy for Deep Water Pumps, routine maintenance personnel / materials / equipment and can generate revenue if managed through customer tariffs;
- Solid waste (TPS-3R), requires initial costs for operators and fuel to operate the collection of waste from households. Can generate income if joint business management of waste



sorting/processing is conducted. Linked to the municipal solid waste service system for residue disposal to landfill.

- Waste (Intermediate Transfer Station (SPA) in the form of an Amrol Tub with its foundation), does not require initial costs for operation if the community brings their own from home to the SPA. Can generate income if integrated into TPS-3R management that conducts joint business management of waste sorting/processing. There is a link to the city's waste service system for disposal to landfill.
- RTP/RTH requires start-up costs for facility operations such as clean water. Operator/officer costs, materials/equipment for routine maintenance and care of facilities/plants are required.

Further explanation of the above considerations is presented as the following table.

Table 49. Settlement Infrastructure Management Options in Area/Satellite Shelters

Type of Settlement Infrastructure/PSU	No initial cost for operation	Requires Initial Costs to Operate	No Special Technology Required for Routine Operation/Maintenance	Requires Specialized Technology for Operation	Does not require specialized technology for maintenance /repair	Requires Specialized Technology for Maintenance /Repair	Does not directly generate revenue for the local government/m anager	Can directly generate income for the local government/ manager	Recommendation Manager
Asphalt/Concrete Road	√	x	√	x	x	√	√	x	Can be with KPP and Dinas Partnership. LTO for O & Routine Maintenance while Maintenance/Repair by Dinas
U-Ditch Drainage	√	x	√	x	x	√	√	x	
Talud	√	x	√	x	√		√	x	
PJU (Solar Cell)	√	x	x	√	x	√	√	x	Can be with LTO and Dinas Partnership. With LTO policy to manage business/revenue. In the early stages, local government needs to facilitate revenue management.
Waste (SPA/Bak Amrol)*	x	x	√	x	√	x	√	x	
Waste (TPS-3R)	x	√	√	x	√		x	√	
SPAM SBR (Solar Cell)	√	x/√	x	√	x	√	x	√	PDAM, customer tariffs in accordance with local regulations
SPAM (IPA, Reservoir, JDU, SR)	x	√	x	√	x	√	x	√	
SPALD-T	x	√	x	√	x	√	x	√	UPTD with Rules with Residents for Operation & Maintenance of SR. Imposition of Fees/Tariffs according to Agreement
RTP/RTH	x	√	√	x	√	x	x	√	Can be with LTO and Dinas Partnership. With LTO policy to manage business/revenue. Imposition of Tariff/Retribution in accordance with Local Regulation
Community Hall	x	√	√	x	√	x	x	√	

From several practices of community participation in community empowerment programs as described previously and the results of the identification in the classification described in the table above, to foster the willingness and sense of ownership of assets and the environment in the community / KPP which in turn will bring critical awareness of the community to want to maintain together, it is necessary to do phases that can be started from things that are not too burdensome for the community, including: simple asset O & M technology / can be done by the community, does not require initial costs for asset operation or requires initial costs for routine operation / maintenance which can be carried out independently and mutual cooperation with rules with residents. Then at the next stage where the community (KPP) has the ability

and competent human resources and is able to manage its own business income, then the management is fully handed over to the community with policy support and guidance from the local government.

Based on these considerations, in general, the Management of O & P Infrastructure in the Huntap Area / Satellite can involve community participation through the KPP Partnership with the User Service in 3 options, with certain restrictions:

- 1). KPP for Operation & Routine Maintenance. While Maintenance/Repair by User Agency for Road, Drainage, Wall, PJU;
- 2). KPP for Routine Operation & Maintenance, with KPP Policy to manage Business / Revenue. Revenue from Retribution / Customer Tariffs following Regional Regulations or in the short term is a Joint Rule of Citizens; Implementation of this in the early stages needs to be facilitated by the Regional Government and gradually handed over Management to KPP to carry out activities/businesses. For TPS-3R/SPA, SPAM Well Drill Satellite Huntap, RTP/RTH, Community Hall;
- 3). Full management by BUMD/UPTD for SPAM-JP and SPALD-T Huntap Kawasan. For SPALDT Operation, it is necessary to establish an agreement / Joint Rules to the Residents for Operation and Maintenance of the SR (Huntap Kawasan only);

Partnerships between LTOs and Local Governments/Departments need to be supported by a Partnership Cooperation Agreement by clearly outlining the duties & responsibilities of each party.

There are challenges in community participation for asset management in the Huntap Kawasan/Satellite, namely building a sense of ownership for the KPP/community for the asset and its environment so that they are willing to actively participate (the community is not involved in construction planning and implementation).

4.4.4. Affordability Challenge of Public Service Tariff/Retribution at Huntap Sites

There are challenges to the affordability of Public Service Tariffs/Retributions in the context of utilizing CSRRP Infrastructure at the shelter's location. A detailed analysis conducted for the Talise shelter location in Palu City can be seen in appendix G. Some of these challenges, namely:

- 1). Based on the existing laws and regulations, the Retribution Rate for Drinking Water and Solid Waste as stipulated in the Perda/Perwali of Palu City, is determined in a varied manner with the structure and amount of retribution rate by class in accordance with the principles and objectives of Retribution rate determination. This can be seen as an implementation of efforts to implement the principles of public service, particularly fairness and especially Fairness of Service Costs or Affordability of services for customers in terms of customer purchasing power.
- 2). Determination of Retribution Rates as stated in the Perda/Perwali above states that the structure and class of Household customers are based on the type of construction or number of floors of the house building in order to define the general ability/affordability of customers. This **cannot be directly applied** to the CSRRP shelter location because all shelter buildings are of the same type, and construction and residents are based on the criteria for disaster impact resistance/application of the ZRB map. Or the economic condition of the occupants of



each shelter unit cannot be defined based on the income level of the occupants' families. Therefore, the application of service tariffs/retributions on the basis of affordability for each shelter house needs to be analyzed in relation to the economic conditions/income of the occupants' families;

- 3). It is possible to provide relief, reduction by taking into account the condition of the Tariff/Retribution Obligor related to the ability to pay the Retribution Obligor by applying to a certain group with a certain Retribution object value. For example, for Drinking Water Customers in the MBR / Poor group, it can be applied by assigning Huntap Residents to certain customer groups among household groups or using social groups so that tariff adjustments can be made. This adjustment certainly needs to be supported by the fulfillment of requirements/confirmation from related parties. Granting relief, reduction or exemption from payment is carried out by the Regional Head or authorized official.
- 4). There is no retribution tariff for wastewater management with SPALDT technology in the existing Regional Regulation of Palu City. In the event that the Local Regulation has not regulated the amount of tariff, then for temporary use it can be determined based on an agreement between the organizer and the community as explained in Article 21 letter e of Law. 25 Year 2009 on Public Service that the Tariff/Cost charged to service recipients in obtaining services from the organizer, the amount of which is determined based on an agreement between the organizer and the community .
- 5). Improving the quality of public services is difficult to realize if the participation of service users is still low. Even though retribution rates have been set for the community, if the participation of service users is not willing to fulfill their obligations (pay retribution), a service management institution will not be able to provide quality and sustainable services. Therefore, as part of fulfilling affordability, in addition to setting retribution rates according to the ability/purchasing power of the community, it is also necessary to conduct further analysis related to the *willingness to pay* for retribution rates. This can determine the amount of tariff based on people's willingness to pay.
- 6). Income Segmentation of Talise Huntap Residents and Ability to meet Service Retribution Rates.

Based on the amount of income of the prospective Head of Family of the Talise Huntap Residents as data from the results of the Sosek WTB survey of the Talise Huntap Residents in the Talise Huntap RAP document and the Assumption of Expenditure for Retribution / Service per KK / month of Rp. 288,500, it can be obtained that the % of Expenditure of the Huntap Resident KK is as follows:

Table 50. Expenditure Assumptions for Retribution/Service Fees

% Number of HH Talise	HH Income per Month (Rp)	% Retribution on Revenue	Remarks / Notes: Assumed Expenditure for Retribution/Service per household/month is Rp. 288,500, including: Drinking Water Rp. 35,500 (according
5,10%	> 5.000.000	5,8%	
38,30%	2,100,000 to 5,000,000	13,7%	

47,90%	500,000 to 2,000000	28,9%	to PDAM Basic Tariff), Garbage Rp. 35,000 (according to Retribution Tariff), SPALD-T Rp. 18,000 (Total O&P Needs Non General/Administration Costs), Electricity Rp. 200,000 (minimum per month).
8,70%	< 500.000	57,7%	

From the table, it can be seen that the level of expenditure on services/retributions borne per household in the community group with an income of ≤ Rp. 2.1 million or 56.6% of households reaches more than 25%.

If the amount of expenditure is taken as a percent approach (%) of the average expenditure per household for services/retribution expenditure of 14% of monthly expenditure in 2023 (according to BPS data in the 2023 Health Statistics Profile Vol. 7 Year 2023), then the amount of expenditure on services/retribution borne per household/KK in the community group with an income of ≤ Rp. 2 million has exceeded 14%. This shows that the burden of retribution expenditure for 56.6% of Talise Huntap residents is very burdensome.

At a level where the community is unable to obtain certain services (tariffs are not affordable) such as low-income people who are financially incapable, the Regional Government must be present to help ease the burden on the community, including through subsidizing these services so as to increase service affordability / purchasing power for the community.

4.5. Recommendations to Local Government on Asset Management

4.5.1. General Recommendations to All LGs

These general recommendations relate to the general challenges faced by LGs as outlined in section 4.4.2-4.4.4. which generally include:

1. Recommendations to face the challenges of Local Government readiness in Asset Management (Operating, Maintaining and Developing), in general, are to accelerate the operation of assets to fulfill basic services to the community during the handover transition period and to carry out BMD administration in accordance with statutory regulations;
2. Recommendations to face the challenges of community participation (KPP) for asset management in Regional/Satellite Shelters, in general, are the division of roles between the local government and the community in managing assets in shelters, especially the management of assets that require special O & P technology needs, and strengthening community facilitation and guidance in terms of budget and human resource capacity;
3. Recommendations to face the challenge of affordability of Public Service Tariffs/Retributions at Huntap locations, in general, are to conduct further studies or analysis related to the economic conditions and willingness to pay of beneficiaries to serve as the basis for applying more affordable tariffs.

4.5.2. Special Recommendations to LGs

Recommendations to the Local Government of Palu City, Local Government of Sigi Regency, Local Government of Donggala Regency specifically related to the 6 case study locations based on the findings, analysis and challenges of Local Government readiness.

1. Recommendation to Palu City Government and PDAM (BUMD) to Accept and Manage SPAM IPA 2x30 LPD Poboya

- (1) The Local Government of Palu City already has a Regional Regulation on Regional Capital Participation to Regional-Owned Enterprises, most recently with the Palu City Regional Regulation Number 10 of 2022 concerning Regional Capital Participation to Regional-Owned Enterprises, including capital participation to PDAM. The Regional Regulation requires changes for the equity participation of assets of SPAM IPA Poboya 2x30 LPD, SPAM Huntap Tondo-1, Tondo-2 and Huntap Talise in order to adjust the Regional Regulation on the value of assets to be included as capital because it exceeds the provisions stipulated in the Regional Regulation. In addition to capital participation in the form of assets, it is necessary to consider capital participation in the form of funds as needed for operation and maintenance;
- (2) With the new Regional Regulation which will accommodate the value of the assets above, as an implementing regulation it is necessary to stipulate a new Perwal on the Management and Utilization of Regional Capital Participation to Perumda Air Minum Avo Kota Palu according to the value stipulated in the new Regional Regulation as a substitute for Perwal Kota Palu Number 8 of 2023 concerning Management and Utilization of Regional Capital Participation to Perumda Air Minum Avo Kota Palu;
- (3) After the BASTO BMN of Poboya IPA SPAM to the Regional Government, it needs to be followed up with BASTO BMN to PDAM for legal certainty of utilization and temporary management of BMN by PDAM with the approval of BPPW-PUPR as practiced in the BASTO handover process of Tompe Huntap Special House;
- (4) For raw water intake through Intake + Raw Water Transmission to Poboya WTP, after Handover of Management to Palu City Local Government, the Local Government/PDAM needs to arrange a Water Utilization Permit (SIPA) related to the use of Raw Water from Surface Water / Poboya River to 2x30 LPD Poboya WTP to the Ministry of PUPR Cq. Directorate General of Water Resources. This is also a concern discussed by BPKP in the Performance Evaluation Report of PDAM Palu City for Financial Year 2022 by BPKP Representative of Central Sulawesi on May 15, 2023;
- (5) The Public Works Office of Palu City needs to coordinate with Bappeda, BPKAD, the Secretary of Palu City for:
 - ❖ Facilitation of Preparation/proposal of amendments to Palu City Regional Regulation No. 10 of 2022 concerning Regional Capital Participation to BUMD;
 - ❖ Facilitation of Preparation/proposal of Amendments to the Regulation of Palu City No. 8 of 2023 concerning Management and Utilization of Regional Capital Participation to Perumda Avo;



- ❖ The amount of Regional Capital Participation to Perumda Avo also needs to consider the budget needs for human resources, activities and strengthening the capacity of human resources for O & P management by Perumda Avo;
 - ❖ Facilitate Perumda Avo to prepare the Calculation of Human Resources, Activities and Budget Requirements needed for O&M Management of SPAM IPA Poboya as a consideration for the proposal of the Palu City APBD;
- (6) There is a need for financial support for O & M management by the Regional Government to PDAM. This is considering that the Operation and Management of SPAM IPA Poboya, requires initial costs for operations and will not be directly followed by the application of customer tariffs as experienced in the provision of Drinking Water by PDAM in Huntap Tondo-1, Palu City. The funding support is at least until the Utilization and Management of Regional Capital Participation to PDAMs is determined by the Regional Government so that these conditions do not burden the financial performance of PDAMs in the future;
 - (7) The Public Works Office of Palu City ensures that Perumda Avo can recruit personnel as needed and develop their capacity;
 - (8) The Public Works Office of Palu City ensures the issuance of PBG/SLF for the Poboya IPA Building (including Generator House & Pump House), prior to the handover of grant assets to the Regional Government of Palu City;
 - (9) After the BAST of the asset grant, it is necessary to administer the BMD of IPA Poboya (Inventory Goods) and then carry out deletion & reporting after the handover of Regional Capital Participation to Perumda Avo;

2. Recommendation to Palu City Government and UPTD Wastewater Treatment Unit to Accept and Manage SPALD-T Huntap Talise

- (1) There is a need for financial support for O & M management by the Regional Government to UPTD Wastewater Treatment. This is considering that the Operation and Management of SPALD-T Huntap Talise, requires initial costs for operations and will not be directly followed by the application of customer tariffs as experienced in the provision of SPALDT Huntap Duyu Area, Palu City. The funding support is at least until the Utilization and Management of Regional Capital Participation to PDAMs is determined by the Regional Government so that these conditions do not burden the financial performance of PDAMs in the future;
- (2) With the addition of the workload for SPADT Management, functional personnel are needed for SPALD-T Services who will carry out activities: a. House Connection Services; b. Collection Network; c. IPALDT Processing;
- (3) Recruit SPALD-T Management personnel at UPTD Air Limbah as needed and develop their capacity;
- (4) The Tupoksi of UPTD personnel needs to be reviewed to add the scope of SPALDT settlement management with coverage of operational, maintenance and development activities starting from the service unit, collection and processing at IPALDT. Recommendations for Tupoksi Adjustment as outlined in Appendix H;
- (5) Prepare SPALDT O&M SOPs, in coordination with BPPW (Cq. PPK PKP and TMC-1 CSRRP);



- (6) An agreement needs to be made with the community for O&M of the SR SPALD-T including the amount of customer tariff before it is determined through Perda/Perwali;
- (7) The Public Works Office of Palu City ensures the issuance of PBG/SLF for the SPALDT Huntap Talise Building, prior to the handover of grant assets to the Regional Government of Palu City;
- (8) After the BAST of the asset grant, it is necessary to administer the BMD and PSP BMD SPALDT Huntap Talise at the Public Works Office so that in the future a budget for operation, maintenance and development can be proposed through the RKPBM of the Public Works Office of Palu City as well as the DPU routine budgeting mechanism from the Palu City APBD;
- (9) Support BPPW's efforts to accelerate BMN Grants by preparing a Statement of Willingness of the Local Government to Receive Assets and Joint Inspection after PHO of related assets;

3. Recommendation to Sigi Local Government and Sigi Environment Office to Accept and Manage TPS-3R Sigi

- (1) Sigi Regional Regulation No. 9 of 2013 concerning Household Waste Management is not yet fully in line with the promulgation of Minister of Public Works No. 03/PRT/M/2013 concerning the Implementation of Waste Infrastructure and Facilities, so adjustments need to be made for the legal certainty of TPS-3R, including the TPS-3R nomenclature that does not yet exist including activities at TPS-3R;
- (2) Carrying out O&P TPS-3R (as Operator), it is not clear in the detailed description of the duties and functions of the Waste Management Section of DLH Sigi. The existing Tupoksi is more about the role of Regulator. Therefore, it is necessary to prepare a separate TPS3R Huntap Pombewe Manager (DLH partner) to carry out business management / TPS3R activities. The separation of roles is in line with Permen PU No. 21/PRT/M/2006 concerning National Policy and Strategy for the Development of Waste Management Systems (KSNP-SPP) and/or Sigi Regional Regulation No. 9 of 2013 article 10 "The local government facilitates the establishment of waste management institutions in villages and sub-districts, commercial areas, industrial areas, public facilities, social facilities and other facilities as needed.
- (3) To achieve the success of TPS-3R, it is necessary to sort waste at the source. Therefore, in the process of revitalizing the TPS3R institution that is being prepared by DLH, it needs to be a task and attention by the TPS3R Manager in the future to conduct continuous socialization to the Pombewe Huntap residents;
- (4) Support BPPW to submit a Statement of Willingness to Receive Grants for TPS-3R Sigi.

4. Recommendations to Sigi Regional Government and School Managers to Accept and Manage SMPN 19 Sigi

- (1) Supporting the BASTO Process of SMPN 19 Sigi;
- (2) Coordinate furniture supply schedule with BPPW;
- (3) Carry out maintenance during temporary utilization of BMN buildings, facilities and compile a Joint Maintenance Program with the Provider until FHO;
- (4) Ensure that the SLF for SMPN 19 Sigi, which is in process, can be issued before the BMN Grant;



- (5) Supporting BPPW to submit a Statement of Willingness to Receive Grants for SMPN 19 Sigi.

5. Recommendation to Donggala Regional Government and Individual WTB Residents to Accept and Manage the Tompe Huntap Special House

- (1) The Local Government has carried out the occupancy of the shelter with the asset status still being BMN-PUPR and is still under maintenance by the Implementing Contractor until FHO on December 13, 2024. Although in the occupancy agreement there are clear limitations on the obligations and prohibitions on house development for the DAPs and assistance from the housing facilitator-PUPR, it is necessary to support the Regional Government (Cq. Dinas Perkimtan) for periodic monitoring and evaluation so that the house development carried out by the DAPs remains in accordance with the provisions agreed upon with the DAPs and prevents the emergence of conditions of settlement slums.
- (2) The Tompe Huntap Operation and Maintenance Group has been formed, including O&P Maintenance and House Development which the Tompe Village Government has administratively authorized. In principle, this organization is a partner of the Regional/Village Government, which in the future needs budget support and facilitation, especially for capacity building and operational support in carrying out the tasks of managing the sustainability of shelter and settlement infrastructure;
- (3) The Local Government (Cq. Dinas Perkimtan) needs to ensure that the SLF document can be completed before the Handover of the Asset Grant;
- (4) In order to ensure the certainty of resettlement for disaster victims in accordance with their rights, after/along with the SLF process, the local government needs to issue SBKBG to each WTB occupant;

6. Recommendations to the Tompe Village Government and ISL CPP Partnership to Accept and Manage the Tompe Village ISL

- (1) The concept of KPP Organization that the ISL CSRRP program mechanism has prepared is still tentative and administrative as a preliminary design as stated in the 2024 Tompe Village RKM Document. The finalization of the operational and maintenance plan will be further discussed and determined through community meetings related to operation and maintenance, which will be planned after all physical works are completed. The plan needs to be strengthened through assistance by the Village Government and facilitators, among others:
 - ❖ The number of KPP Institutions can consider a change in the number of implementation packages to 3 packages /KSM and see the need for synchronization and integration of the existence of similar locations, similarity of service functions (linkages in the unity of the structure and function of services) and the existence of similar beneficiaries;
 - ❖ The Organizational Structure of the KPP considers the personnel needs of Technical Officers who will routinely assist the KPP to carry out monitoring and inventory of the condition of the infrastructure/facilities as well as compile a plan for the needs,



- costs and schedule of maintenance & repair of infrastructure and officers who will carry out the task/activity of extracting funding sources both from each beneficiary and establishing partnerships with local / village governments or donations from other parties;
- ❖ In addition, the KPP organizational structure still needs to be completed with personnel (names) who will carry out the duties and responsibilities of the agreed-upon work units for positions other than the agreed-upon Chairperson;
 - ❖ To strengthen the legality of the organization and implementation of KPP activities, the KPP Organization and Management, which has been completed with all personnel in charge of each work unit, needs to be re-approved at least by the Village Government.
 - ❖ The duties and functions of the LTO need to be distributed/defined in more detail for the functional duties of each work unit of the LTO organization so that each personnel/work unit can know their duties and responsibilities and carry them out effectively;
 - ❖ The existing LTO Work Program needs to be detailed for each component of the work program.
- (2) Funding sources for LTO Partnership Recipient Category activities need to be detailed:
- ❖ Source of Funding Community self-help, how the form of self-help will be explored (dues / retribution or voluntary donations) including collective rules that need to be agreed upon with the beneficiaries so as not to burden and limit the rights of each individual or family to use the infrastructure.
 - ❖ Funding from other parties, there needs to be an initial identification of who are the targets including how to extract them not only for maintenance financing support but also to access capacity building activities for KPP managers.
- (3) Considering that the source of funding and the need for large maintenance costs will occur in activities that require major repairs/rehabilitation or development, efforts to build KPP to overcome these financing needs need to emphasize the conception of KPP from the start as a forum that is expected to be able to:
- ❖ building on existing social capital in the community through self-help and mutual cooperation to carry out routine-periodic maintenance;
 - ❖ build partnerships with local/village governments and non-governmental organizations to support LTO capacity development and funding needs for major repairs/rehabilitation and/or future development;
- (4) There needs to be a Partnership Agreement between the Village Government and KPP in the context of managing the Operation and Maintenance of Village assets by KPP by stating the roles and responsibilities of each party;
- (5) Although ownership and maintenance responsibilities have been established from the beginning for the beneficiaries through the ISL activity mechanism, including the establishment of the KPP, further facilitation and guidance is still needed by the District/Village Government so that the management of the utilization and maintenance



of the infrastructure that has been built can actually run well and sustainably, especially considering that the assignment period of the assisting facilitator is now coming to an end;

4.6. Follow-up plan to accelerate handover of outputs of the project

Proposed action plans to BPPW Central Sulawesi to accelerate the handover of the results of activities in the categories of BUMD recipients, UPT/D, SKPD/Dinas, School Managers and KPP ISL Partnerships, among others:

4.6.1. CPMU/PMU CSRRP

- 1). Can involve the Ministry of Home Affairs [Cq. Directorate General of Regional Development] in order to accelerate the readiness of the Regional Government to receive and manage CSRRP-PUPR Assets considering Presidential Instruction 8 of 2022 concerning the Completion of Post-Earthquake, Tsunami, and Liquefaction Rehabilitation and Reconstruction in Central Sulawesi Province, the Ministry of Home Affairs is mandated to: provide guidance in the form of facilitation and consultation to local governments in order to accelerate the process of transferring and receiving state property from ministries/institutions to local governments and readiness for management by local governments;
- 2). Monitoring and facilitating the acceleration of the BMN grant process that Satker/BPPW/BP2P has submitted to PUPR and PHO activities that BPPW/BP2P has not submitted;
- 3). Further facilitation is needed for the involvement of the BASTO facilitation role by PMC and OSP and to ensure the readiness of the local government to manage the CSRRP assets to be received. The division of roles includes:
 - For settlement infrastructure in Huntap can be facilitated by OSP as OSP has facilitated Huntap occupancy and O&P management through KPP partnership from the beneficiary community;
 - For settlement infrastructure in non-Huntap locations and public facilities can be facilitated by PMC;
 - Asset and Recipient Stakeholder Identification is prepared and submitted by the PMC to the OSP;
 - Completeness of As built drawing documents and OP Manual provided by the Provider is facilitated through TMC-1/TMC-2 Control and submitted to PPK with a copy to OSP and PMC according to the division;
- 4). In addition to several things that have been implemented in an effort to overcome the potential loss of the Post PHO Asset Component, several other efforts can be considered to facilitate BPPW/Satker/PPK, including:
 - BASTO: lists the parties' obligations regarding asset safeguarding;
 - During the maintenance period, the Contractor develops a routine maintenance work program with the User Agency/institution as well as includes an asset security mechanism (if it is BASTO).



4.6.2. BPPW/Satker/PPK:

Categories of Recipients BUMD (SPAM IPA 2x30 LPD Poboya Palu City) and UPTD (SPALD-T Huntap Talise Palu City)

- a) Local Government involvement has been carried out during the planning period so that this can be continued during construction implementation, for example through periodic Joint Monitoring (not only during the supervision mission) to increase understanding and ownership of the assets to be received and facilitate the Joint Inspection process in the future;
- b) To support the process of identifying types of assets and prospective grantees that the BPPW BMN Manager will carry out, it is necessary to support the Satker / PPK Sector through the CSRRP Consultant (PMC / TMC-1) to carry out a detailed identification of the types of assets in the work package including, quantity, distribution of asset locations/services, the acquisition value of each asset and the Local Government / Institution of prospective asset recipients, given that the consultant from the beginning understands the implementation of the work and / or has data from the results of assistance during the planning process or construction implementation;
- c) In order to accelerate the fulfillment of the completeness of asset acquisition documents from the Satker / PPK of the Development Implementation Sector to be submitted to the BPPW BMN Manager immediately after PHO (stipulated in the SSKK Contract at most 1 month after PHO), the Sector PPK through the CSRRP Consultant (PMC and TMC-1 Supervision) should ensure that the Contractor provides complete documents such as *As built drawings*, documentation, Operations and Maintenance Manuals, etc. (The contractor does not wait for the time before FHO to submit to the PPK) so that it can be used for Inspection material with the Local Government earlier;
- d) To build an initial understanding with the Local Government on the assets to be handed over as well as to facilitate early preparation of the Local Government to develop a management plan for the assets to be received, it is necessary to convey information / initial socialization / workshop from the Project / BPPW to the Asset Recipient Local Government, including beneficiary stakeholders such as Tadulako University and Central Sulawesi Regional Police so that it does not become a burden for the Local Government / Water Utility in the future;
- e) The Local Government of Palu City needs to be facilitated by the Project/BPPW from the beginning regarding the readiness of the management of SPAM IPA Poboya and SPALD-T assets, especially regarding the description of HR needs and OP costs that need to be prepared by the Local Government so that the Local Government can obtain a basis for consideration of the proposed APBD;
- f) For the Poboya IPA BASTO which will be implemented later, it is hoped that it can be facilitated at the same time for 2 simultaneous BASTOs, in addition to between the Local Government and BPPW also between the Local Government and PDAM which is known/approved by BPPW;
- g) The preparation for the Handover of Asset Utilization and Management to the Local Government/Asset User, which is part of the post-construction activities carried out by the project prior to the approval of the asset grant, needs to be synchronized and carried out in an integrated manner involving the BPPW BMN Team so that the Joint Examination



implementation at the same time becomes a Joint Examination activity in the context of the Grant and becomes the basis for the Local Government to Prepare a Statement of Willingness of the Local Government to Accept the Asset Grant by the Local Government;

- h) The process of preparing and submitting grant applications by BPPW Central Sulawesi can be prioritized, for example, not waiting for the completion of other work packages managed by BPPW to be submitted simultaneously. This is also considering that the tendency of the value of the Directorate General of Human Settlements work packages in the period 2016 to the present is mostly with a package value above Rp. 10 billion, so that the intensity of the grant application process through the Ministry of Finance and the State Secretariat has increased significantly, both of which will later be handed over to the Regional Government and the proposing K / L so that the Asset Handover Process becomes longer with an increasing number of packages (Exposure Material "Management of Handover and Elimination of BMN" by the Secretary of the Directorate General of Human Settlements, at the KOTAKU BMN-NSUP Asset Handover Coordination Meeting, Jakarta, November 2022);
- i) During the period of asset maintenance by the Provider (BASTO period), it is necessary to facilitate the Service Provider to Synchronize/Coordinate the Maintenance Work Program by the Contractor with O&P Activities by PDAM/UPTD Wastewater Treatment;

Service Recipient Category (TPS-3R Huntap Pombewe Sigi Activity) & School Manager Recipient Category (Fasdiksar SMPN 19 Sigi)

- j) Acceleration of TPS-3R BMN Grant Submission Process to PUPR;
- k) Acceleration of facilitation of the BMN BASTO Process and Submission of BMN Grants Fasdiksar SMPN 19 Sigi to PUPR;

From the recommendations for acceleration efforts above, for SPAM IPA Poboya and SPALDT Huntap Talise, where the asset transfer process is still awaiting asset PHO, the acceleration plan can be presented in the following table.

Table 51. Action Plan for Accelerating the Transfer of CSRRP-PUPR BMN Assets Category of BUMD Recipient (Poboya IPA SPAM)

Activities	PIC	Timeline	Description
1). PHO	PPK	T0	
2). Complete Project Documents (Asbuilt-drawing, O&P Manual)	PPK (PMC/TMC)	T0 to T0+ 2 Bln	BASTO & Grants
3). Asset Inventory & Prospective Recipients	PPK (PMC/TMC)	T0 to T0+ 2 Bln	BASTO & Grants
5). BMN Bookkeeping/Registration	BPPW BMN Team	T0 + 2 Bln	BASTO & Grants
5). Socialization of Handover of Management / Grants to Local Government	Provincial PIU	T0 + 2 Bln	BASTO & Grants
6). Joint Inspection with Local Government	PIU / BMN Team BPPW	T0 + 2 Bln	BASTO & Grants
7). Statement of Readiness of Local Government to Receive Assets	Local Government (PU/BPKAD)	T0 + 3 Bln	Grant Process
8). Handover of Management to Local Government and PDAM (BASTO)	Provincial PIU	T0 + 4 Bln	BASTO Process
9). Facilitation of LG Identification of HR Keb & APBD Budgeting	PPK (PMC/OSP)	T0+3 to T0+5 Bln	BASTO & Grants
10). Completing Grant Administration Documents (PBG/SLF)	Local Government (PU/PDAM)	T0+4 Bln to T0+12	Grant Process
11). Formation of Internal Team & Verification by Internal Team	BPPW/BMN Team	T0 + 4 Bln	Grant Process
12). Submission of Grant Application Letter	Head of Working Unit / Head of BPPW	T0 + 4 Bln	Grant Process
13). Monitoring the BMN Grant Approval Process	PMU/Sesditjen CK PUPR	T0+4 Bln to T0+8	Grant Process
14). Facilitation of the Signing of BMN Grant Agreement/BAST	PMU/BPPW	T0+8 Bln to T0+12	Grant Process
15). BMN Deletion and BMD Recording	BPPW & BPKAD	T0+12	Grant Process
16). Capital Participation Process of Palu City to PDAM Palu	Local Government	T0+12 Bln to T0+16	PMPD Process
17). Perwal process for utilization of PMD/BAST to PDAM	Local Government	T0+12 Bln to T0+17	PMPD Process



Table 52. Action Plan for Accelerating the Transfer of CSRRP-PUPR BMN Assets Category of UPTD Recipients (SPALDT Talise Huntap Assets)

Activities	PIC	Timeline	Description
1). PHO	PPK	T0	
2). Complete Project Documents (Asbuilt-drawing, O&P Manual)	PPK (PMC/TMC)	T0 to T0+ 2 Bln	BASTO & Grants
3). Asset Inventory & Prospective Recipients	PPK (PMC/TMC)	T0 to T0+ 2 Bln	BASTO & Grants
5). BMN Bookkeeping/Registration	BPPW BMN Team	T0 + 2 Bln	BASTO & Grants
5). Socialization of Handover of Management / Grants to Local Government	Provincial PIU	T0 + 2 Bln	BASTO & Grants
6). Joint Inspection with Local Government	PIU / BMN Team BPPW	T0 + 2 Bln	BASTO & Grants
7). Statement of Readiness of Local Government to Receive Assets	Local Government (PU/BPKAD)	T0 + 3 Bln	Grant Process
8). Handover of Management to Local Government (BASTO) and PDAM	Provincial PIU	T0 + 4 Bln	BASTO Process
9). Facilitation of LG Identification of HR Keb & APBD Budgeting	PPK (PMC/OSP)	T0+3 to T0+5 Bln	BASTO & Grants
10). Completing Grant Administration Documents (PBG/SLF)	Local Government (PU/PDAM)	T0+4 Bln to T0+12	Grant Process
11). Formation of Internal Team & Verification by Internal Team	BPPW/BMN Team	T0 + 4 Bln	Grant Process
12). Submission of Grant Application Letter	Head of Working Unit / Head of BPPW	T0 + 4 Bln	Grant Process
13). Monitoring the BMN Grant Approval Process	PMU/Sesditjen CK PUPR	T0+4 Bln to T0+8	Grant Process
14). Facilitation of the Signing of BMN Grant Agreement/BAST	PMU/BPPW	T0+8 Bln to T0+12	Grant Process
15). BMN Deletion and BMD Recording	BPPW & BPKAD	T0+12	Grant Process
16). PSP BMD process by Palu Public Works Agency	Local Government	T0+12 Bln to T0+13	BMD Process



ISL Partnership Recipient Category (Tompe Village ISL):

- a. To hand over goods/assets resulting from ISL activities to District/City Governments or Village Governments, identification needs to be carried out in the form of Asset Type Mapping, Scale of Service, Handling Authority including initial ownership. This process requires the support of PPK through the ISL Facilitator, so that the handover process is more effective directly to the Local or Village Government and/or if everything will be handed over at once to the District Government, it will help or become input for the Local Government to follow up on the handover carried out to the relevant user;
- b. In the event that the CSRRP ISL settlement infrastructure has a local village service scale and is entirely located in the administrative area of one village, it can be considered for the transfer of assets to be given to the Village Government. Where the scale of service and/or location of the settlement infrastructure covers more than one village, the assets can be handed over to the District/City Government managed by the Dinas or UPT/D at the sub-district level or by the sub-district;
- c. It is necessary to socialize and strengthen the Village Government regarding the role of the KPP considering that there are similar tasks with the duties of the Village apparatus in Village Asset Management;
- d. The material of technical guidance that facilitators will implement in the future needs to focus on how LTOs can implement their work program. BinteK needs to be focused on improving the ability of KPP to:
 - Build community awareness to implement the KPP Work Program together (self-help and mutual cooperation);
 - Formulate a detailed work program that can be implemented;
 - Identify and agree on sources of funding and how to raise them;
 - Agree on joint rules for the use of infrastructure and the implementation of routine-periodic maintenance, including joint rules such as fees/levies;
 - Building Partnerships with Local/Village Governments and other parties for financing and capacity building
 - The project needs to facilitate the process of asset mapping, Scale of Service, Handling Authority including initial ownership.
 - Maintenance Procedures for each Type of Infrastructure;

4.6.3. BP2P/Satker/PPK:

The proposed action plan to BP2P Sulawesi II to accelerate the handover of Individual Recipient Category Assets (Special Post-Disaster House Tompe Huntap), among others:

- a) To support the process of identifying types of assets and prospective grantees that the BP2P BMN Manager will carry out, it is necessary to support the Satker / PPK through the CSRRP Consultant (OSP / TMC-2) to carry out detailed identification of types of assets in the Huntap work package including, quantity, distribution of asset locations / services, asset value, acquisition value of each asset and the Regional Government / Institution of



- prospective asset recipients, considering that the consultant from the beginning understands the implementation of the work and / or has data from the results of assistance during the planning process or construction implementation;
- b) PPK needs support for facilitation and monitoring to the Donggala Regional Government through Consultants (TMC-2 and PMC) to ensure that the process of completing SLF documents can be completed before the Handover of Asset Grants from PUPR to the Regional Government;
 - c) BASTO has been carried out for Post-Disaster Special Houses to the Regional Government and has not accommodated BASTO for PSUs as in Satellite Housing so that BASTO for Satellite Housing PSUs needs to be carried out to the Regency / City Government;
 - d) In order to accelerate efforts to fulfill the completeness of asset acquisition documents from the Satker / PKP for the Huntap Development Implementation to be submitted to the BP2P BMN Manager immediately after PHO, the Housing PPK through the CSRRP Consultant (PMC and TMC-2 Supervision) should ensure that the Contractor provides complete documents such as, Operations and Maintenance Manuals, etc. (according to the SSKK Contract Provided no later than 1 month after PHO) so that it can be used for Inspection material with the Regional Government earlier;
 - e) BASTO is required for Satellite Shelter PSU to the Local Government / City. To increase the commitment of the Regional Government to BASTO, the BASTO text in the future can include a clause on BP2P's obligation to carry out asset maintenance through the Provider during the maintenance period and in accordance with the provisions in the Provider contract.



CHAPTER 5

CONCLUSIONS AND RECOMMENDATION

Based on the four key questions to be answered through this study, the field findings in the 6 case studies, the results of the analysis and the general challenges faced by the Local Governments to receive, operate, maintain and develop the assets received and the follow-up plan to the CSRRP Project Manager to accelerate the handover of project results, the following conclusions and recommendations can be formulated:

- 1). In general, this study concludes that the Ministry of Public Works and Public Housing (PUPR) through BPPW and BP2P has followed the mandate of Presidential Instruction Number 10 of 2018 concerning the Acceleration of Rehabilitation and Reconstruction after the Central Sulawesi disaster, especially related to CSRRP asset management. At the time of the study, most of the asset procurement activities had been completed and some were still in the construction process with an overall completion target of November 2024;
- 2). Case studies were conducted at 6 (six) activity locations, namely Special House Huntap Tompe Donggala, TPS3R Sigi, SMPN 19 Sigi Building, SPAM IPA 2x30 Lpd Poboya Palu City, SPALD-T Huntap Talise Palu City, and Environmental Scale Infrastructure Tompe Donggala Village. Of the six case studies, until the study data cut-off on June 30, 2024, all assets have not completed the BMN transfer process to the Regional Government. The obstacles faced are the slow process of applying for the transfer of BMN in packages that have completed construction and the tendency of Local Governments to wait for assets to be handed over first to start preparing the necessary regulations and institutions.
- 3). The pattern of infrastructure management based on the type of asset receiving institution, namely BUMD for SPAM IPA 2x30 Lpd Poboya Palu City, UPT/UPTD for settlement infrastructure assets such as SPALD-T Talise Huntap, Dinas/SKPD for settlement infrastructure assets in accordance with the duties and functions of the agency such as TPS3R Sigi and/or government office public facilities, School Managers for basic education facilities assisted by the Education Office including Private Education Institution Foundations for private schools, Individual Recipients for Huntap Special Houses and Community Group Partnerships (KPP) for neighborhood scale infrastructure;
- 4). Through 6 case studies, this study concludes that the readiness of the local governments of Palu City, Sigi Regency and Donggala Regency to receive, operate, maintain and develop the CSRRP assets received, shows that the **local governments of Sigi Regency and Donggala Regency are more ready**, considering the availability of regulations and organizations that are already available, asset handover activities that have been / are being carried out by the local government (through BASTO), available budgets and human resources and asset development plans prepared by the local government / recipient stakeholders. However, the KPP Partnership in Tompe Village, Donggala Regency is not yet fully ready, considering that there will still be a review of the KPP institution including the main tasks and functions and the KPP Joint Rules, strengthening work programs and developing the capacity of KPP managers at the community level. Meanwhile, the **Local Government of Palu City is not fully ready**, considering that although the organization is



available, it still needs regulatory adjustments regarding the Regional Capital Participation of Palu City for the management of SPAM IPA Poboya by Perumda Avo of Palu City, Adjustment of Tupoksi UPTD Wastewater Treatment for SPALD-T Talise, handover activities, budget provision, recruitment of additional operators including capacity building that has not been carried out;

- 5). The dominant key factor is the readiness of the Local Government to accept, operate, maintain and develop the assets received in the case of the above locations because the Operational Handover (BASTO) has been carried out and the Local Government is facilitated through project assistance, and/or potentially more ready because the existing asset management has been running before the disaster such as in the SMPN 19 Sigi Fasdiksar. This study found that the application of BASTO as an effort to accelerate the operation/utilization of assets has been successful because it has encouraged local governments/communities to carry out asset management with the support of the provision of human resources and budgets as found in the case of the Management of Special Houses for Huntap Tompe by Individual Recipients of WTB Residents and the Management of TPS-3R Sigi by the Sigi Environment Office;
- 6). One of the external factors that hampers the absence of BMN grant submissions by BPPW / BP2P is the preparation of a Statement of Willingness to Accept BMN Grants from Prospective Recipients (Local Government of Palu City, Sigi Regency and Donggala Regency) as a grant administration requirement and / or a form of commitment to receive, operate, maintain and develop the assets received. So that this does not hamper the post PHO grant submission process, for the implementation of similar projects in the future, it is necessary to plan from the start with this document which can be used as a Project Readiness Criteria prepared by the Local Government at the project implementation preparation stage. In this document, in addition to a statement of readiness to accept, it can also be added according to project needs such as the readiness of the local government to manage assets, allocate APBD budget, establish SKPD management institutions, readiness to provide PBG / SLF buildings / buildings, etc. required by the project from the recipient local government.
- 7). Based on the field findings in the 6 case studies, the results of the analysis and the general challenges faced by the Local Governments, this study has developed proposed recommendations on several aspects that need to be improved to the Local Governments of Palu City, Sigi Regency and Donggala Regency in their readiness to receive, operate, maintain and develop the assets received;
- 8). In line with the recommendations to the Local Government, this study has developed a proposed follow-up plan recommended to the CSRRP Project Manager to accelerate the handover of project results to the Local Government of Palu City, Sigi District and Donggala District either through the form of operational handover (BASTO) and/or BMN Grant;
- 9). In more detail, recommendations to the Local Governments of Palu City, Sigi District and Donggala District to accept, operate, maintain and develop the assets received are outlined in section 4.5 Recommendations to Local Governments on Asset Management and recommendations to the CSRRP Project Manager to accelerate the handover of project outputs are outlined in section 4.6 Follow-up plan to accelerate the handover of the project outputs.



APPENDIX

- Appendix 1 CSRRP KPIs in CSRRP PAD
- Appendix 2 Case Study Report of PDAM Palu City as the Manager of IPA Kap. 2 X 30 L/Det SPAM Huntap Tondo-1, Tondo-2 and Huntap Talise in Palu City
- Appendix 3 Case Study Report of UPTD Wastewater Treatment Unit as SPALD-T Manager of Talise Huntap in Palu City
- Appendix 4 Case Study Report of Sigi LH Office as TPS-3R Manager of Huntap Pombewe Sigi
- Appendix 5 SMPN 19 Sigi School Manager Case Study Report As SMPN 19 Sigi Manager
- Appendix 6 Individual Case Study Report of WTB Residents of Post-Disaster Shelter House in Tompe Village as the Manager of the Tompe Village Shelter House, Donggala Regency
- Appendix 7 Case Study Report of KPP Partnership as ISL-CSRRP Manager Tompe Village, Donggala Regency



Appendix-A

Details of Location and Allocation Ceiling of BPM ISL CSRRP

No.	Work Package	Contract Value (Rp x 1,000)	Detailed Beneficiary Locations
Huntap construction work along with basic infrastructure of unit lots			
1.	Construction of Huntap Including Infrastructure Phase II-A	136.159.070	Palu City: - Talise Panau Satellite Shelter; - Huntap Mandiri: Petobo, Buluri, Donggala Kodi, Duyu, Kayumalue, Panau, Pantoloan
			Donggala Regency: - Lompio Independent Living (CSRRP) - Satellite Shelters: Ganti, Lende, Lende Ntovea 1, Lende Ntovea 2, Loli Dondo, Loli Saluran, Loli Tasiburi 3, Tanjung Padang, Tompe 1, 2, 3, Wani Satu
2.	Construction of Huntap Including Infrastructure Phase II-B	222.159.832,00	Palu City: - Huntap Tondo-2 Area; - Talise Panau Satellite Shelter, Sigi District: - Proud Satellite Huntap Dusun 2 - South Sibalaya Satellite Shelter Donggala Regency: Huntap Satelit Loli Tasiburi 3
3.	Construction of Huntap Including Infrastructure Phase II-C	87.300.042	Palu City: Huntap Talise Area Donggala Regency: Tompe3 Satellite Huntap
4.	Revitalization of Damaged Huntap Phase I-A under NSUP-CERC	3.579.755	Sigi Regency: Huntap Pombewe Donggala Regency: - Huntap Satelit Ganti (CERC) - Loli Dondo Satellite Shelter (CERC); - Loli Tasiburi Satellite Shelter (CERC)
5.	Construction of Huntap Including Infrastructure - Huntap Mandiri II	17.570.779	Palu City: Independent Housing: Balaroa, Birobuli Utara, Buluri, Palupi, Panau, Pantoloan, Silae, Tipo, Watusampu
6.	Construction of Huntap Including Infrastructure Phase II-D	103.147.190,00	Palu City: - Huntap Area: Petobo and Talise - Huntap Mandiri: Palupi, Panau, Pantoloan, Petobo, Tondo Sigi District: - Huntap Satelit Bangga Hamlet 1 & 3; - North Sibalaya Satellite Shelter Donggala Regency: - Satellite Shelters: Lende Ntovea 1, Tondo and Ujumbou
7.	Construction of Huntap Including Infrastructure Phase II-E	99.586.890	Palu City: - Huntap Petobo Area Sigi District: - Huntap Satelit Poi and Satelit Rogo
8.	Construction of Huntap Including Infrastructure Phase II-F	69.365.864,00	Sigi District: - Huntap Satelit Bangga Hamlet 1 & 3 Donggala Regency: - Lende Satellite House, Lende Ntovea 2, Lende Ntovea 3, Tanjung Padang, Tompe 1, Tompe 2
Total		738.869.422,00	



No.	Work Package	Contract Value (IDR x 1,000)	Detailed Beneficiary Locations
Settlement Infrastructure Development Works			
1.	Construction of Settlement Infrastructure Tondo 1 Area Phase II, Palu City	6.753.298,00	Palu City: Huntap Tondo-1 Area
2.	Construction of Settlement Infrastructure Balaroa Area Phase II, Palu City	7.047.986,24	Palu City: - Balaroa Satellite Shelter
3.	Construction of Settlement Infrastructure Tondo 2 Area, Palu City	144.538.977,00	Palu City: - Huntap Tondo-2 Area
4.	Construction of Settlement Infrastructure Talise Area, Palu City	103.432.268,00	Palu City: - Huntap Talise Area
5.	Construction of Settlement Infrastructure I	74.890.178,00	Palu City: - Huntap Petobo Area
6.	Construction of Settlement Infrastructure Pombewe Area Phase II, Sigi Regency	19.072.034,25	Sigi District: - Huntap Pombewe Area
7.	Construction of Supporting Infrastructure for Satellite Huntap in Central Sulawesi Province	27.635.430,00	Sigi District: - Lambara Satellite House (CERC) Donggala Regency: - Huntap Mandiri Lompio (CERC) - Huntap Satelit Ganti (CERC) - Loli Dondo Satellite Shelter (CERC) - Huntap Satelit Loli Tasiburi 1&2 (CERC) - Satellite House T. Padang 1,2 & 3 (CERC)
8.	Construction of Water Treatment Plant 2x30 L/s for Huntap Tondo 1, Tondo 2 & Talise, Palu City	43.166.821,00	Palu City: - Huntap Tondo-1 Area - Huntap Tondo-2 Area; - Huntap Talise Area; - Kel. Poboya (Nunumbuku-Vatu-Kinta); - Tadulako University
9.	Construction of Water Treatment Plant 1x20 L/s for Huntap Duyu, Palu City	14.949.230,00	Palu City: - Huntap Duyu and Kel Duyu Area Around Huntap Duyu
10.	Construction of Bora SPAM IKK Piping Network for Huntap Pombewe, Sigi Regency	7.564.504,00	Sigi District: - Huntap Pombewe Area - Oloboju Village - Watununju Village
11.	Construction of Water Treatment Plant 1x20 L/s and SPAM Piping Network for Huntap Pombewe, Sigi	25.021.326,00	Sigi District: - Huntap Pombewe Area - Pombewe Village - Loru Village
12.	Optimization of SPAM Piping Network for Poboya and Huntap Duyu, Palu City	1.892.131,77	Palu City: - Huntap Duyu Area
13.	Construction of Water Distribution Pipe and House Connection in Palu City	46.002.008,00	Palu City: - Scattered outside Huntap
14.	Construction of Water Distribution Pipe and House Connection in Sigi Regency	24.044.774,00	Sigi District: - Scattered outside Huntap
15.	Optimization of IPLT in Palu City and Sigi Regency	5.000.000,00	- Palu City - Sigi Regency



No.	Work Package	Contract Value (IDR x 1,000)	Detailed Beneficiary Locations
16.	Optimization of TPS3R in Palu City and Sigi Regency	2.500.000,00	- Palu City: Huntap Duyu - Sigi Regency: Huntap Pombewe
17.	Construction of Public Facilities and Green Open Space for Satellite Huntap Phase I-B	27.889.549,00	Sigi District: - Lambara Satellite House (CERC) Donggala Regency: - Huntap Satelit Ganti (CERC) - Loli Channel Satellite House (CERC) - Loli Dondo Satellite Shelter (CERC) - Loli Tasiburi Satellite Shelter 1&2 (CERC); - Satellite Shelter T. Padang 1, 2 & 3 (CERC) - Wani Lumpetigo (CERC) - Wani Satu
Total		581.400.514,99	
Construction of Basic Education and Tadulako University Facilities			
1.	Rehabilitation and Reconstruction of Elementary Education Facilities	19.872.542,00	Palu City: - SD Inpres 3 Birobuli Building - Donggala Kodi Elementary School Building - North Palu Pembina Kindergarten Building Sigi District: - SMPN 19 Building - SD Inpres Maranatha Building - SDN Lonja
2.	Rehabilitation and Reconstruction of Elementary Education Facilities Phase II-A	12.076.313,00	Palu City: - Adventist Junior High School - SD Inpres 2 Kawatuna Sigi District: - SD IT Insan Gemilang
3.	Rehabilitation and Reconstruction of Elementary Education Facilities Phase II-B	17.922.161,00	Central Sulawesi Province: - MTSs Darul Iman - MIS KT Limran - MTSs Alkhairaat Baliase - MTSs Alkhairaat Tuva - MTSs Alkhairaat Salua - MAS Alkhairat Palolo - MAS Alkhairat Sibalaya - MAS DDI Datokarama
4.	Rehabilitation and Reconstruction of Education Facilities in Univ. Tadulako Phase II	279.973.200,00	Tadulako University, Central Sulawesi Province
Total		329.844.216,00	
Health Facility Construction Work			
1.	Rehabilitation of Public Health Center (Puskesmas) of Tipo	1.023.796,00	Tipo Health Center, Palu City
2.	Rehabilitation and Reconstruction of Hospital of Undata Phase II-A	4.787.578,00	HOSPITAL. Undata Central Sulawesi Province
3.	Rehabilitation and Reconstruction of Hospital of Undata Phase II-B	58.958.981,00	HOSPITAL. Undata Central Sulawesi Province
4.	Rehabilitation and Reconstruction of Hospital of Anutapura Phase II-A	8.184.343,00	HOSPITAL. Anutapura Palu City
5.	Rehabilitation and Reconstruction of Hospital of Anutapura Phase II-B	11.289.936,00	HOSPITAL. Anutapura Palu City



No.	Work Package	Contract Value (IDR x 1,000)	Detailed Beneficiary Locations
6.	Rehabilitation of Hospital of Tora Belo	3.290.819,00	Torabelo Hospital, Sigi Regency
Total		87.535.453,00	
Construction of Other Public Facilities (Government Offices)			
1.	Rehabilitation and Reconstruction of Office Building of Kejati Sulawesi Tengah	134.519.452,00	Prosecutor's Office Central Sulawesi Province
2.	Rehabilitation and Reconstruction of Office Building of PIP2B Central Sulawesi Phase II	10.650.446,65	PIP2B Office Central Sulawesi Province
3.	Rehabilitation of Office Building of Sigi Regent	28.774.036,00	Office of the Regent of Sigi Regency
4.	Reconstruction of Office Building of National Narcotics Agency of Central Sulawesi Province	17.171.297,61	BNN Office Central Sulawesi Province
Total		191.115.232,26	

Source: Processed from QS PMC Report, status June 30, 2024

Details of Location and Allocation Ceiling of BPM ISL CSRRP

District/City	District	Kel/Village	Ceiling (Rp x 1000)
PALU CITY	West Palu	Balaroa	2.000.000
	Tatanga	Duyu	2.000.000
	North Palu	Malue Pajeko Wood	2.000.000
	Tawaeli	Panau	2.000.000
		Pantoloan	1.500.000
	South Palu	Petobo	1.750.000
	Mantikulare	Talise Valanguni	2.000.000
		Tondo	1.500.000
<i>sub total</i>	<i>6-Subdistrict</i>	<i>8-Sub-district</i>	14.750.000
SIGI DISTRICT	Dolo South	Proud	1.500.000
		Rogo	1.500.000
		Poi	1.500.000
	Sigi Biromaru	Pombewe	1.750.000
	Tanambulava	Lambara	1.750.000
		South Sibalaya	1.500.000
		Sibalaya Utara	1.500.000
	Kulawi	Salua	1.500.000
<i>sub total</i>	<i>4-District</i>	<i>8-Village</i>	12.500.000
DONGGALA DISTRICT	Banawa	Replace	2.000.000
		Loli Dondo	1.750.000
		Loli Channel	1.500.000
	Sirenja	Loli Tasiburi	1.500.000
		Lende	1.500.000
		Lende Tovea	1.500.000
		Lompio	1.500.000
		Tanjung Padang	1.750.000
		Tompe	2.000.000
		Wani Lumbupetigo	1.500.000
	Tanatovea	Wani Satu	2.000.000
<i>sub total</i>	<i>3-District</i>	<i>11-Village</i>	18.500.000
Total		27-kel/village	45.750.000

Source: Decree of the Director of PKP No. 75/KPTS/CK.2022, dated December 02, 2022 concerning the Determination of the Location and Amount of Assistance for ISL Activities of the Central Sulawesi Rehab Reconstruction Project.



ISL Activity BPM Utilization Plan per District/City

No.	District/City and Activity Component	Plan Cost Proportion Chart																		
1.	Palu City (IDR 14.240 billion) <ul style="list-style-type: none"> Roads & Walls: Rp. 7.374 billion Bridge: Rp. 0.078 billion Drainage: Rp. 5.473 billion Clean Water: Rp. 1.314 billion 	<table border="1"> <caption>Palu City Cost Proportion Data</caption> <thead> <tr> <th>Activity Component</th> <th>Cost (Rp. billion)</th> <th>Proportion (%)</th> </tr> </thead> <tbody> <tr> <td>Jalan & Talud</td> <td>7.374</td> <td>51.8%</td> </tr> <tr> <td>Drainase</td> <td>5.473</td> <td>38.4%</td> </tr> <tr> <td>Air Bersih</td> <td>1.314</td> <td>9.2%</td> </tr> <tr> <td>Jembatan</td> <td>0.078</td> <td>0.5%</td> </tr> </tbody> </table>	Activity Component	Cost (Rp. billion)	Proportion (%)	Jalan & Talud	7.374	51.8%	Drainase	5.473	38.4%	Air Bersih	1.314	9.2%	Jembatan	0.078	0.5%			
Activity Component	Cost (Rp. billion)	Proportion (%)																		
Jalan & Talud	7.374	51.8%																		
Drainase	5.473	38.4%																		
Air Bersih	1.314	9.2%																		
Jembatan	0.078	0.5%																		
2.	Sigi District (Rp. 11.890 billion) <ul style="list-style-type: none"> Roads & Walls: Rp. 9.985 billion Drainage: Rp. 1.130 billion Clean Water: Rp. 0.775 billion 	<table border="1"> <caption>Sigi District Cost Proportion Data</caption> <thead> <tr> <th>Activity Component</th> <th>Cost (Rp. billion)</th> <th>Proportion (%)</th> </tr> </thead> <tbody> <tr> <td>Jalan & Talud</td> <td>9.985</td> <td>84.0%</td> </tr> <tr> <td>Drainase</td> <td>1.130</td> <td>9.5%</td> </tr> <tr> <td>Air Bersih</td> <td>0.775</td> <td>6.5%</td> </tr> </tbody> </table>	Activity Component	Cost (Rp. billion)	Proportion (%)	Jalan & Talud	9.985	84.0%	Drainase	1.130	9.5%	Air Bersih	0.775	6.5%						
Activity Component	Cost (Rp. billion)	Proportion (%)																		
Jalan & Talud	9.985	84.0%																		
Drainase	1.130	9.5%																		
Air Bersih	0.775	6.5%																		
3.	Donggala Regency (Rp. 16.828 billion) <ul style="list-style-type: none"> Roads & Walls: Rp. 7.783 billion Drainage: Rp. 5.929 billion Clean Water: Rp. 2.236 billion M C K: Rp. 0.823 billion Solid Waste: Rp. 0.056 billion 	<table border="1"> <caption>Donggala Regency Cost Proportion Data</caption> <thead> <tr> <th>Activity Component</th> <th>Cost (Rp. billion)</th> <th>Proportion (%)</th> </tr> </thead> <tbody> <tr> <td>Jalan & Talud</td> <td>7.783</td> <td>46.2%</td> </tr> <tr> <td>Drainase</td> <td>5.929</td> <td>35.2%</td> </tr> <tr> <td>Air Bersih</td> <td>2.236</td> <td>13.3%</td> </tr> <tr> <td>M C K</td> <td>0.823</td> <td>4.9%</td> </tr> <tr> <td>Persampahan</td> <td>0.056</td> <td>0.3%</td> </tr> </tbody> </table>	Activity Component	Cost (Rp. billion)	Proportion (%)	Jalan & Talud	7.783	46.2%	Drainase	5.929	35.2%	Air Bersih	2.236	13.3%	M C K	0.823	4.9%	Persampahan	0.056	0.3%
Activity Component	Cost (Rp. billion)	Proportion (%)																		
Jalan & Talud	7.783	46.2%																		
Drainase	5.929	35.2%																		
Air Bersih	2.236	13.3%																		
M C K	0.823	4.9%																		
Persampahan	0.056	0.3%																		

Source: Extracted from ISL-PMC Report, December 25, 2023

Appendix-B

Type of BMN Asset Output of CSRRP Shelter and Settlement Infrastructure Work Package by Location Palu City

Detil Lokasi/Layanan	Rumah Khusus Pasca Bencana*)	Jalan Lingkungan	Drainase Lingkungan	SISTEM PENYEDIAAN AIR MINUM (SPAM)						PENGOLAHAN AIR LIMBAH		PENGELOLAAN SAMPAH		Sarana RTP/RTH	Penerangan Umum	Sarana Sosial Budaya
				SPAM Sumur Bor + Reservoir**)	IPA+Reservoir+ Perpipaan Distribusi	Reservoir + Perpipaan Pelayanan+SR	Reservoir + Perpipaan Pelayanan	Perpipaan Distribusi / Pelayanan+SR	Rehab Perpipaan Distribusi	SPALD - T	IPLT	TPS - 3 R	TPS / SPA			
Huntap Kawasan Duyu					√				√			√				
Kel Duyu Sekitar Huntap Kaw. Duyu								√								
Huntap Satelit Balaroa (CERC)		√	√											√	√	
Huntap Kawasan Tondo-1		√	√									√		√	√	
Huntap Kawasan Tondo-2	√	√	√			√				√		√		√	√	√
Huntap Kawasan Talise	√	√	√		√	√				√			√	√	√	√
Kel. Poboya (Nunumbuku-Vatu-Kinta)							√									
Universitas Tadulako							√									
Huntap Kawasan Petobo	√	√	√			√				√			√	√	√	
Tersebar di Kota Palu								√								
Kota Palu											√					
Huntap Satelit Talise Panau	√	√	√	√												
Huntap Mandiri Petobo	√													√	√	
Mandiri Buluri	√															
Mandiri Donggala Kodi	√															
Mandiri Duyu	√															
Mandiri Kayumalue	√															
Mandiri Panau	√															
Mandiri Pantoloan	√															
Huntap Mandiri Balaroa	√															
Huntap Mandiri Birobuli Utara	√															
Huntap Mandiri Palupi	√															
Huntap Mandiri Pantoloan	√															
Huntap Mandiri Silae	√															
Huntap Mandiri Tipo	√															
Huntap Mandiri Watusampu	√															
Huntap Mandiri Tondo	√															

*) : Post-Disaster Special Housing includes basic infrastructure of the unit lot (PLN Electricity, Trash Can, DPT Lot Boundary and SR Drinking Water/SBR + Wastewater/Bioseptictank except Huntap Kawasan where SR Drinking Water + Wastewater is provided through the Huntap Kawasan Infrastructure Package);

**) : SPAM Bore Well+Reservoir includes: Bore Well, Reservoir, Distribution/Service Pipeline Solar Panel fund.



Type of BMN Asset Output of CSRRP Shelter and Settlement Infrastructure Work Package by Location Sigi Regency

Detil Lokasi/Layanan	Rumah Khusus Pasca Bencana*)	Jalan Lingkungan	Drainase Lingkungan	SPAM Sumur Bor + Reservoir**)	IPA+Reservoir+ Perpipaan Distribusi	Reservoir + Perpipaan Pelayanan	Perpipaan Distribusi / Pelayanan+SR	Rehab Perpipaan Distribusi	Pengolahan Air Limbah (IPLT)	Pengelolaan Sampah (TPS-3R)	Sarana RTP/RTH	Penerangan Umum	Sarana Sosial Budaya
Huntap Kawasan Pombewe		DPT	√		√			√		√			√
Huntap Satelit Lambara (CERC)		√	√								√		
Desa Oloboju (SPAM IKK Bora)						√							
Desa Watununu (SPAM IKK Bora)						√							
Desa Pombewe (IPA Pombewe)					√								
Desa Loru (IPA Pombewe)						√							
Tersebar di Kab. Sigi							√						
Kab. Sigi									√				
Huntap Satelit Bangga Dusun 2	√	√	√	√							√	√	
Huntap Satelit Sibalaya Selatan	√	√	√	√							√	√	
Huntap Satelit Bangga Dusun 1 & 3	√	√	√	√							√	√	
Huntap Satelit Sibalaya Utara	√	√	√	√							√	√	
Huntap Satelit Poi	√	√	√	√							√	√	
Huntap Satelit Rogo	√	√	√	√							√	√	

*) : Post-Disaster Special Housing includes basic infrastructure of unit lots (PLN Electricity, Garbage Can, DPT Lot Boundary, SR Drinking Water/SBR and Wastewater/Bioseptic tank);

**) : SPAM Bore Well+Reservoir includes: Bore Well, Reservoir, Distribution/Service Pipeline and Solar Panel.



Type of BMN Asset Output of CSRRP Shelter and Settlement Infrastructure Work Package based on Location in Donggala Regency

Detil Lokasi/Layanan	Rumah Khusus Pasca Bencana*)	Jalan Lingkungan	Drainase Lingkungan	SPAM Sumur Bor + Reservoir**)	Sarana RTP/RTH	Penerangan Umum
Huntap Mandiri Lompio (CERC)		√	√			
Huntap Satelit Ganti (CERC)		√	√	√	√	√
Huntap Satelit Loli Dondo (CERC)		√	√			
Huntap Satelit Loli Tasiburi 1&2 (CERC)		√	√	√	√	
Huntap Satelit T. Padang 1, 2 & 3 (CERC)		√	√		√	
Huntap Satelit Loli Dondo (CSRRP)	√	√	√	√	√	√
Huntap Satelit Loli Saluran	√	√	√	√	√	√
Huntap Satelit Wani Lembupetigo 1&2 (CERC)					√	
Huntap Satelit Wani Satu	√	√	√	√	√	√
Huntap Mandiri Lompio (CSRRP)	√			√		
Huntap Satelit Ganti (CSRRP)	√			√		
Huntap Satelit Lende	√	√	√	√	√	√
Huntap Satelit Lende Ntovea 1	√	√	√	√	√	√
Huntap Satelit Lende Ntovea 2	√	√	√	√	√	√
Huntap Satelit Loli Tasiburi 3 (CSRRP)	√	√	√	√	√	√
Huntap Satelit Tanjung Padang (CSRRP)	√	√	√	√	√	√
Huntap Satelit Tompe 1	√	√	√	√		√
Huntap Satelit Tompe 2	√	√	√	√		√
Huntap Satelit Tompe 3	√	√	√	√		√
Huntap Satelit Tondo	√	√	√	√	√	√
Huntap Satelit Ujumbou	√	√	√	√	√	√
Huntap Satelit Lende Ntovea 3	√	√	√	√	√	√

*) Post-Disaster Special Housing includes basic infrastructure of the unit lot (PLN Electricity, Garbage Can, DPT Lot Boundary and SR Drinking Water/SBR + Wastewater/Bioseptic tank);

**) SPAM Bore Well+Reservoir includes: Bore Well, Reservoir, Distribution/Service Pipeline and Solar Panel.

Type of BMN Asset Output of Work Package for Education, Health and Other Public Facilities by Regency/City Location

Lokasi Kab/Kota	Detil Lokasi/Layanan	Prasarana Gedung Pendidikan	Meubelair Gedung Pendidikan	Gedung Kesehatan	Gedung Kantor Pemerintahan
Palu	SD Inpres 3 Birobuli	√	√		
	SD Inpres Donggala Kodi	√	√		
	TK Pembina Palu Utara	√	√		
	SMP Advent	√			
	SD Inpres 2 Kawatuna	√			
	TK Annisaul Khairaat (CERC)		√		
	TK Kt Bamba (CERC)		√		
	SD Islam Iqra Petobo (CERC)		√		
	SD Al-Akbar (CERC)		√		
	TK Aisyiyah VII (CERC)		√		
	SD Inpres Buluri (CERC)		√		
	SDN 1 Petobo (CERC)		√		
	SDN 2 Petobo (CERC)		√		
	SD Inpres Petobo (CERC)		√		
	SMKS Justitia (CERC)		√		
	TK Nosarara (CERC)		√		
	SD Inpres 2 Talise (CERC)		√		
	SDN 1 Talise (CERC)		√		
	SDN 2 Talise (CERC)		√		
	Puskesmas Tipo			√	
	RS. Anutapura Kota Palu			√	
	RS. Anutapura Kota Palu			√	
Sigi	SMPN 19	√	√		
	SD Inpres Maranatha	√	√		
	SDN Lonja	√	√		
	SD IT Insan Gemilang	√	√		
	RS. Torabelo Kab. Sigi			√	
	Kantor Bupati Sigi				√
Prov. Sulteng	MTSs Darul Iman	√			
	MIS KT Limran	√			
	MTSs Alkhairaat Baliase	√			
	MTSs Alkhairaat Tuva	√			
	MTSs Alkhairaat Salua	√			
	MAS Alkhairat Palolo	√			
	MAS Alkhairat Sibalaya	√			
	MAS DDI Datokarama	√			
	Universitas Tadulako	√			
	RS. Undata Prov. Sulteng			√	
	RS. Undata Prov. Sulteng			√	
	Kejati Prov. Sulteng				√
	Kantor PIP2B Prov. Sulteng				√
	Kantor BNN Prov. Sulteng				√

Description: For the Central Sulawesi Prosecutor's Office Work Package including Furniture



Appendix-C

Coverage of Asset Types in Each Settlement Infrastructure Package Contract

Nama Paket Pekerjaan	Lokasi Kab/Kota	Detil Lokasi/Layanan	Jalan Lingkungan	Drainase Lingkungan	Penyediaan Air Minum	Pengelolaan Air Limbah	Pengelolaan Persampahan (TPS3R/SPA)	Sarana RTP/RT	Penerangan Umum	Sarana Sosial Budaya
Construction of Settlement Infrastructure Tondo 1 Area Phase II, Kota Palu	Palu	Huntap Kawasan Tondo-1	√	√			TPS - 3 R	√	√	
Construction of Settlement Infrastructure Balaroa Area Phase II, Kota Palu	Palu	Huntap Satelit Balaroa (CERC)	√	√				√	√	
Construction of Settlement Infrastructure Tondo 2 Area, Kota Palu	Palu	Huntap Kawasan Tondo-2	√	√	√	SPALDT	TPS - 3 R	√	√	√
Construction of Settlement Infrastructure Talise Area, Kota Palu	Palu	Huntap Kawasan Talise	√	√	√	SPALDT	SPA / TPS	√	√	√
Construction of Settlement Infrastructure I	Palu	Huntap Kawasan Petobo	√	√	√	SPALDT	SPA / TPS	√	√	
Construction of Settlement Infrastructure Pombewe Area Phase II, Kab. Sigi	Sigi	Huntap Kawasan Pombewe	DPT	√						√
Construction of Supporting Infrastructure for Satellite Huntap in Central Sulawesi Province	Donggala	Huntap Mandiri Lompio (CERC)	√	√						
		Huntap Satelit Ganti (CERC)	√	√						
		Huntap Satelit Loli Dondo (CERC)	√	√						
		Huntap Satelit Loli Tasiburi 1&2 (CERC)	√	√						
		Huntap Satelit T. Padang 1, 2 & 3 (CERC)	√	√						
	Sigi	Huntap Satelit Lambara (CERC)	√	√						
Construction of WTP 2x30 L/s for Huntap Tondo 1, Tondo 2 & Talise, Kota Palu	Palu	Huntap Kawasan Tondo-1			√					
		Huntap Kawasan Tondo-2			√					
		Huntap Kawasan Talise			√					
		Kel. Poboya (Nunumbuku-Vatu-Kinta)			√					
		Universitas Tadulako			√					
Construction of Water Treatment Plant 1x20 L/s for Huntap Duyu, Kota Palu	Palu	Huntap Kawasan Duyu			√					
		Kel Duyu Sekitar Huntap Kawasan Duyu			√					
Construction of Bora SPAM IKK Piping Network for Huntap Pombewe, Kab Sigi	Sigi	Huntap Kawasan Pombewe			√					
		Ds. Oloboju			√					
		Ds. Watununu			√					
Construction of WTP 1x20 L/s and SPAM Piping Network for Huntap Pombewe, Kab Sigi	Sigi	Huntap Kawasan Pombewe			√					
		Desa Pomewe			√					
		Desa Loru			√					
Optimization of SPAM Piping Network for Poboya and Huntap Duyu, Palu	Palu	Huntap Kawasan Duyu			√					
Construction of Water Distribution Pipe and House Connection in Kota Palu	Palu	Tersebar di Kota Palu			√					
Construction of Water Distribution Pipe and House Connection in Kab Sigi	Sigi	Tersebar di Kab. Sigi			√					
Optimization of IPLT in Kota Palu and Kabupaten Sigi	Palu	Kota Palu				IPLT				
	Sigi	Kab. Sigi				IPLT				
Optimization of TPS3R in Kota Palu and Kabupaten Sigi	Palu	Huntap Kawasan Duyu					TPS - 3 R			
	Sigi	Huntap Kawasan Pombewe					TPS - 3 R			



Coverage of Asset Types in Each Settlement Infrastructure & Housing Contract

Nama Paket Pekerjaan	Lokasi Kab/Kota	Detil Lokasi/Layanan	Rumah Khusus Pascabencana*)	Jalan Lingkungan	Drainase Lingkungan	Penyediaan Air Minum	Sarana RTP/RTTH	Penerangan Umum
Construction of Public Facilities and Green Open Space for Satellite Huntap Phase I-B	Donggala	Huntap Satelit Ganti (CSRRP)		√	√		√	√
		Huntap Satelit Loli Dondo (CSRRP)		√	√		√	√
		Huntap Satelit Loli Saluran		√	√		√	√
		Huntap Satelit Loli Tasiburi 1,2 (CERC)					√	
		Huntap Satelit Tanjung Padang 1,2,3 (CERC)					√	
		Huntap Satelit Wani Lembupetigo 1&2 (CERC)					√	
	Sigi	Huntap Satelit Wani Satu		√	√		√	√
Construction of Huntap Including Infrastructure Phase II-A	Donggala	Huntap Satelit Lambara (CERC)		√	√		√	
		Huntap Mandiri Lompio (CSRRP)	√			√		
		Huntap Satelit Ganti (CSRRP)	√			√		
		Huntap Satelit Lende	√	√		√		
		Huntap Satelit Lende Ntovea 1	√			√		
		Huntap Satelit Lende Ntovea 2	√			√		
		Huntap Satelit Loli Dondo (CSRRP)	√			√		
		Huntap Satelit Loli Saluran	√			√		
		Huntap Satelit Loli Tasiburi 3 (CSRRP)	√			√		
		Huntap Satelit Tanjung Padang (CSRRP)	√			√		
		Huntap Satelit Tompe 1	√	√		√		
		Huntap Satelit Tompe 2	√	√		√		
		Huntap Satelit Tompe 3	√	√		√		
		Huntap Satelit Wani Satu	√	√		√		
	Palu	Huntap Mandiri Petobo	√			√		
		Huntap Satelit Talise Panau	√			√		
		Mandiri Buluri, Kel. Buluri	√			√		
		Mandiri Donggala Kodi, Kel. Donggala K	√			√		
		Mandiri Duyu, Kel. Duyu	√			√		
		Mandiri Kayumalue, Kel. Kayumalue	√			√		
		Mandiri Panau, Kel. Panau	√			√		
		Mandiri Pantoloan, Kel. Pantoloan	√			√		
Construction of Huntap Including Infrastructure Phase II-B	Donggala	Huntap Satelit Loli Tasiburi 3 (CSRRP)		√	√		√	√
	Palu	Huntap Kawasan Tondo-2	√					
		Huntap Satelit Talise Panau	√	√	√	√	√	√
	Sigi	Huntap Satelit Bangga Dusun 2	√	√	√	√	√	√
		Huntap Satelit Sibalaya Selatan	√	√	√	√	√	√



Coverage of Asset Types in Each Housing & Settlement Infrastructure Paket Contract (*continued*)

Nama Paket Pekerjaan	Lokasi Kab/Kota	Detil Lokasi/Layanan	Rumah Khusus Pascabencana*)	Jalan Lingkungan	Drainase Lingkungan	Penyediaan Air Minum	Sarana RTP/RTH	Penerangan Umum
Construction of Huntap Including Infrastructure Phase II-C	Palu	Huntap Kawasan Talise	√					
	Donggala	Huntap Satelit Tompe 3		√	√			√
Revitalization of Damaged Huntap Phase I-A under NSUP-CERC	Donggala	Huntap Satelit Ganti (CERC)		√	√	√	√	√
		Huntap Satelit Loli Dondo (CERC)		√				
		Huntap Satelit Loli Tasiburi (CERC)		√		√		
	Sigi	Huntap Kawasan Pombewe	√					
Construction of Huntap Including Infrastructure - Huntap Mandiri II	Palu	Huntap Mandiri Balaroa	√					
		Huntap Mandiri Birobuli Utara	√					
		Huntap Mandiri Buluri	√					
		Huntap Mandiri Palupi	√					
		Huntap Mandiri Panau	√					
		Huntap Mandiri Pantoloan	√					
		Huntap Mandiri Silae	√					
		Huntap Mandiri Tipo	√					
Construction of Huntap Including Infrastructure Phase II-D	Donggala	Huntap Satelit Lende Ntovea 1	√	√	√	√	√	√
		Huntap Satelit Tondo	√	√	√	√	√	√
		Huntap Satelit Ujumbou	√	√	√	√	√	√
	Palu	Huntap Kawasan Petobo	√					
		Huntap Kawasan Talise	√					
		Huntap Mandiri Palupi	√			√		
		Huntap Mandiri Panau	√			√		
		Huntap Mandiri Pantoloan	√			√		
		Huntap Mandiri Petobo	√			√		
		Huntap Mandiri Tondo	√			√		
	Sigi	Huntap Satelit Bangga Dusun 1 & 3	√			√		
		Huntap Satelit Sibalaya Utara	√	√	√	√	√	√
Construction of Huntap Including Infrastructure Phase II-E	Palu	Huntap Kawasan Petobo	√					
	Sigi	Huntap Satelit Poi	√	√	√	√	√	√
		Huntap Satelit Rogo	√	√	√	√	√	√
Construction of Huntap Including Infrastructure Phase II-F	Donggala	Huntap Satelit Lende		√	√		√	√
		Huntap Satelit Lende Ntovea 2		√	√		√	√
		Huntap Satelit Lende Ntovea 3	√	√	√	√	√	√
		Huntap Satelit Tanjung Padang (CSRRP)		√	√		√	√
		Huntap Satelit Tompe 1		√	√			√
		Huntap Satelit Tompe 2	√	√	√	√		√
	Sigi	Huntap Satelit Bangga Dusun 1 & 3	√	√	√	√	√	√



Coverage of Asset Types in Each Education Facility Peket Contract

Nama Paket Pekerjaan	Lokasi Kab/Kota	Detil Lokasi/Layanan	Prasarana Gedung Pendidikan	Meubelair Gedung Pendidikan
RR of Elementary Education Facilities	Palu	Gedung SD Inpres 3 Birobuli	√	
		Gedung SD Inpres Donggala Kodi	√	
		Gedung TK Pembina Palu Utara	√	
	Sigi	Gedung SMPN 19	√	
		Gedung SD Inpres Maranatha	√	
		SDN Lonja	√	
RR of Elementary Education Facilities Phase II-A	Palu	SMP Advent	√	
		SD Inpres 2 Kawatuna	√	
		TK Annisaul Khairaat (CERC)		√
		TK Kt Bamba (CERC)		√
		SD Islam Iqra Petobo (CERC)		√
		SD Al-Akbar (CERC)		√
		TK Aisyiyah VII (CERC)		√
		SD Inpres Buluri (CERC)		√
		SDN 1 Petobo (CERC)		√
		SDN 2 Petobo (CERC)		√
		SD Inpres Petobo (CERC)		√
		SMKS Justitia (CERC)		√
		TK Nosarara (CERC)		√
		SD Inpres 2 Talise (CERC)		√
		SDN 1 Talise (CERC)		√
		SDN 2 Talise (CERC)		√
		SD Inpres 3 Birobuli		√
		SD Inpres Donggala Kodi		√
		TK Pembina Palu Utara		√
	Sigi	Gedung SMPN 19		√
		Gedung SD Inpres Maranatha		√
		SDN Lonja		√
		SD IT Insan Gemilang	√	√
RR of Elementary Education Facilities Phase II-B	Prov. Sulteng	MTSs Darul Iman	√	
		MIS KT Limran	√	
		MTSs Alkhairaat Baliase	√	
		MTSs Alkhairaat Tuva	√	
		MTSs Alkhairaat Salua	√	
		MAS Alkhairat Palolo	√	
		MAS Alkhairat Sibalaya	√	
		MAS DDI Datokarama	√	
RR of Education Facilities in Universitas Tadulako Phase II	Prov. Sulteng	Universitas Tadulako	√	



Coverage of Asset Types in Each Health and Other Public Facilities Contract Package

Nama Paket Pekerjaan	Lokasi Kab/Kota	Detil Lokasi/Layanan	Prasarana Gedung Kesehatan	Gedung Kantor Pemerintahan
Rehabilitation of Public Health Center (Puskesmas) of Tipo	Palu	Puskesmas Tipo	√	
Rehabilitation and Reconstruction of Hospital of Anutapura Phase II-A	Palu	RS. Anutapura Kota Palu	√	
Rehabilitation and Reconstruction of Hospital of Anutapura Phase II-B	Palu	RS. Anutapura Kota Palu	√	
Rehabilitation of Hospital of Tora Belo	Sigi	RS. Torabelo Kab. Sigi	√	
Rehabilitation of Office Building of Bupati Sigi	Sigi	Kantor Bupati Sigi		√
Rehabilitation and Reconstruction of Hospital of Undata Phase II-A	Prov. Sulteng	RS. Undata Prov. Sulteng	√	
Rehabilitation and Reconstruction of Hospital of Undata Phase II-B	Prov. Sulteng	RS. Undata Prov. Sulteng	√	
RR of Office Building of Kejaksaan Tinggi Sulawesi Tengah	Prov. Sulteng	Kejati Prov. Sulteng		√
RR of Office Building of PIP2B Sulawesi Tengah Phase II	Prov. Sulteng	Kantor PIP2B Prov. Sulteng		√
Reconstruction of Office Building of BNN Provinsi Sulteng	Prov. Sulteng	Kantor BNN Prov. Sulteng		√



Appendix-D

Consideration of the Suitability of BASTO CSRRP's Legal Basis

Consideration of the most appropriate BASTO CSRRP categorized as a way of Temporary Use of BMN can be described as follows:

1). BASTO Existing CSRRP Activities

- The Minutes of Operational Handover (BASTO) or BAST of Utilization and Management of BMN-CSRRP Assets to the Local Government is carried out/signed by BPPW (An. DJCK-PUPR) or by BP2P as the BMN Provider/User with the Secretary / Regent / Mayor as the Recipient.
- In the BASTO text of BMN of Settlement Infrastructure by BPPW it is stated: "The Authority and Responsibility for the Use of Assets is transferred to the Local Government and is obliged to provide operational and maintenance costs and implement management of the BMN that is handed over". In addition, it is also stated that "Prior to the official Handover of Assets following applicable statutory provisions, the BMN Assets to be handed over are BMN Inventory items at BPPW";
- On BASTO Post-Disaster Special Housing by BP2P: Authority and Responsibility of the Local Government "After the building is received, the Local Government carries out the process of Occupying the Huntap House, it is not allowed to convert special housing buildings into buildings with other functions, it is not allowed to make physical changes to the building unless the changes are to improve the reliability of the building and the feasibility of the building function".
- From the two BASTO Scripts can be obtained:
 - a. BASTO is intended to hand over the Operation/utilization and Management of BMN to the Local Government in order to provide basic services for the community in accordance with the function/designation of assets, prior to the official Handover of Assets in accordance with applicable laws and regulations.
 - b. There is no change to the BMN Ownership Status during BASTO;
 - c. Include the Authority and Responsibility for the Recipient Local Government for BMN Maintenance;
 - d. It does not explicitly state the term of BASTO.

2). Form of BMN Usage

PP. 27/2014 Jo PP. 28/2020 concerning BMN/D Management, the use of BMN includes:

- (1) PSP BMN, Determination of the status of Use of State / Regional Property in the form of land and / or buildings is carried out provided that the land and / or building is needed for the purpose of carrying out the duties and functions of the Goods User and / or the Power of the Goods User concerned. Thus, the PSP BMN method **is not relevant for SKPD / Regional Government**;
- (2) PSP BMN TO BE OPERATED BY OTHER PARTIES, The use of BMN to be operated by other parties is carried out in the context of carrying out public services in accordance with the duties and functions of the Ministry / Institution of Other Parties That Can



Operate BMN. Based on Article 19 (1) Other parties that can operate BMN are: a. State-Owned Enterprises; b. Cooperatives; c. Governments of other countries; d. international organizations; or e. other legal entities. Based on the parties mentioned, **this method of use is not relevant for SKPD / Regional Government (not covered).**

- (3) TRANSFER OF BMN USE STATUS: BMN can be transferred from the Goods User to other Goods Users for the implementation of duties and functions based on the approval of the Goods Manager. **This method of use is permanent or not temporary and the user of goods is the K / L BMN User** so it is not relevant for CSRRP BMN which from the beginning of its planning was intended to be donated to the Regional Government / community;
- (4) Temporary USE of BMN, Temporary use of BMN is carried out between Goods Users after obtaining approval from the Goods Manager.

Based on points (1) to (3), the way of use is not relevant to define BASTO-CSRRP because BASTO is temporary until a grant is made as stipulated from the beginning of its planning intended to be donated to the Local Government/community in accordance with applicable laws and regulations.

3). Regulations Related to Temporary Use of BMN:

PP. 27/2014 Jo PP. 28/2020 concerning BMN/D management, Article 19:

(1) State Property:

a. at the Goods Manager; and

b. which has been assigned its utilization status to the Goods User

can be used temporarily by other Goods Users for a certain period of time without having to change the status of use of the State Property.

- (1b) Temporary use of State Property which has been determined by the status of its use at the Goods User as referred to in paragraph (1) letter b shall be carried out by the Goods User after obtaining prior approval from the Goods Manager.

The derivative explanation of the PP is found in PMK No. 246 / PMK.06 / 2014 concerning Procedures for Implementing the Use of BMN as it has been amended several times, most recently by PMK No. 76 / PMK.06 / 2019 concerning the Second Amendment to PMK No. 46 / PMK.06 / 2014 concerning Procedures for Implementing the Use of BMN in Article 30 stated:

- (1) BMN that has been assigned its use status to a Goods User can be temporarily used by other Goods Users without having to change the ownership and use status of BMN.
- (2) Temporary use of BMN is carried out between Goods Users after obtaining approval from the Goods Manager.
- (3) The cost of maintaining BMN during the period of temporary use of BMN is charged to the Ministry / Institution that temporarily uses the BMN concerned.
- (4) Temporary use of BMN is stated in the agreement between the Goods User and the Goods User who temporarily uses BMN;



Based on the provisions of article 30 (1), BMN CSRRP does not require Determination of Use Status because it is an item that from the beginning of its procurement is planned to be donated by referring to the explanation of the PMK article 8 (2) Excluded from the object of determining the status of use of BMN is BMN in the form of:

- a. inventory items;
- b. Construction in Progress (KDP);
- c. *goods that were planned to be donated from the beginning of their procurement;*
- d. goods originating from deconcentration funds and supporting funds for assistance tasks, which are planned to be handed over;
- e. Government assistance whose status has not been determined (BPYBDS); and
- f. Renovated Fixed Assets (ATR).

Explanation of BMN CSRRP as Goods that from the beginning of their procurement are intended to be donated can be seen in the explanation of Grant considerations in the next BMN alienation.

PMK No. 246/PMK.06/2014 concerning Procedures for Implementing the Use of BMN as amended several times lastly by PMK No. 76/PMK.06/2019 concerning the Second Amendment to PMK No. 46/PMK.06/2014 concerning Procedures for Implementing the Use of BMN, Article 31, namely:

- (1) The period of temporary use of BMN:
 - a. maximum of 5 (five) years and can be extended, for BMN in the form of land and/or buildings;
 - b. maximum of 2 (two) years and can be extended, for BMN other than land and/or buildings.
- (2) In the event that the temporary use of BMN is carried out for a period of less than 6 (six) months, then:
 - a. does not require approval from the Goods Manager; and
 - b. maintenance costs during the period of temporary use of BMN shall be carried out in accordance with the agreement as referred to in Article 30 paragraph (4).

Based on the provisions of article 30 (2), the temporary use of CSRRP BMN can be carried out between Goods Users without approval from the BMN Manager only if the Temporary Use period is not more than 6 months as explained in PMK No. 246 / PMK.06 / 2014 concerning Procedures for Implementing the Use of BMN as it has been amended several times lastly by PMK No. 76 / PMK.06 / 2019 concerning the Second Amendment to PMK No. 46 / PMK.06 / 2014 concerning Procedures for the Use of BMN article 31 (2);

However, it will require or can be carried out after obtaining approval from the Goods Manager (Kemekeu) when the temporary use period exceeds 6 months and/or is extended again as stated in Article 31 (1);



Taking into account the purpose of BASTO CSRRP which is an effort to optimize Temporary BMN without any change in BMN ownership status and the provisions for Temporary Use of BMN as described above, BASTO CSRRP is most suitable to be categorized as a way of Temporary Use of BMN.

Notes:

- a) *Based on PMK 115 / PMK.06 / 2020 concerning BMN Utilization, there is a way to utilize BMN to the Regional / Village Government in the form of Borrowing Use to optimize BMN that has not or is not used for the implementation of tasks and functions, with a maximum period of 5 (five) years and can be extended. Parties that can borrow BMN other than the Manager are Goods Users with the approval of the Goods Manager, for BMN that is in the Goods User. For approval by the Manager, it can be done by KPKNL as KMK 235 of 2023 concerning the Delegation of Authority of the Minister of Finance in the form of a mandate to officials within the Directorate General of State Assets, Appendix Part H. List of Delegation of Authority of the Minister of Finance in the form of a mandate to the Head of the State Assets Service Office and auction, Number 2 states that: "Approval / rejection of proposals for Utilization of State Property and its extension in the form of Borrowing Use for State Property located at the Goods User in the form of: a. land and / or buildings; and b. other than land and buildings".*
- b) *PMK No. 246/PMK.06/2014 concerning Procedures for Implementing the Use of BMN as amended several times, most recently by PMK No. 76/PMK.06/2019 concerning the Second Amendment to PMK No. 46/PMK.06/2014 concerning Procedures for Implementing the Use of BMN, since June 21, 2024 has been revoked and replaced by PMK No. 40 of 2024 concerning Procedures for the Use of BMN.*

Appendix-E

Asset Map related to the Final Recipient of BMD Assets of Palu City from CSRRP-PUPR BMN Grant

Kategori Penerima Akhir	Penerima Akhir (Pengguna)	Penerima Awal	Metode Transfer Ke Penerima Akhir (BMD→Pengguna)	Kepemilikan Aset Pada Penerima Akhir (Pengguna)	Kepemilikan Aset Sebelum Bencana	Nama/Jenis Aset	Volume (Kegiatan)
Perseorangan	WTB Huntap Kawasan (CSRRP)	BPBD Palu	Hibah	Perseorangan WTB	-	Rumah Khusus Pasca Bencana	2309
	WTB Huntap Talise Panau (CSRRP)	BPBD Palu	Hibah	Perseorangan WTB	-	Rumah Khusus Pasca Bencana	53
	WTB Huntap Mandiri (CSRRP)	Dinas Perkim Palu	Hibah	Perseorangan WTB	-	Rumah Khusus Pasca Bencana	263
SKPD/Dinas	Dinas Perkim Palu	Dinas Perkim Palu	Penetapan Status Penggunaan	BMD Palu	-	Penerangan Umum	6
	Dinas PU Palu	Dinas PU Palu	Penetapan Status Penggunaan	BMD Palu	-	Drainase Lingkungan	5
					-	Jalan Lingkungan	7
					-	Sarana Sosial Budaya	2
					-	SPAM Sumur Bor Satelit**)	2
	DLH Palu	DLH Palu	Penetapan Status Penggunaan	BMD Palu	-	Optimalisasi TPS3R Kota Palu	1
					-	Sarana Ruang Terbuka Hijau	6
					-	TPS/SPA	2
					-	TPS-3R	2
UPT/UPTD	UPTD Pengolahan Air Limbah	Dinas PU Palu	Penetapan Status Penggunaan	BMD Palu	BMD Palu	Optimalisasi IPLT Kota Palu	1
					-	SPALD-T	3
	UPT. RSUD Anutapura Palu	UPT. RSUD Anutapura Palu	Penetapan Status Penggunaan	BMD Palu	BMD Palu	Gedung RS. Anutapura Kota Palu	10
	UPTD Puskesmas Tipo, Palu	Dinkes Palu	Penetapan Status Penggunaan	BMD Palu	BMD Palu	Gedung Puskesmas Tipo	1
BUMD (PDAM)	PDAM Palu	Dinas PU Palu	Penyertaan Modal Daerah	PDAM Palu	PDAM Palu	Optimalisasi SPAM Poboya dan Huntap Duyu	1
					-	Perpipaan Distribusi/Pelayanan+SR	1
					-	SPAM Huntap Tondo-2	1
					-	SPAM Huntap Talise	1
					-	SPAM Huntap Petobo	1
					-	SPAM IPA 1x20 LPD Huntap Duyu	1
					-	SPAM IPA 2x30LPD Poboya, SPAM Huntap Tondo-1, Tondo-2 & Talise	1
Pengelola Sekolah	Pengelola SD Inpres 2 Kawatuna	Disdikbud Palu	Penetapan Status Penggunaan	BMD Palu	BMD Palu	Gedung SD Inpres 2 Kawatuna	1
	Pengelola SD Inpres 3 Birobuli				BMD Palu	Gedung SD Inpres 3 Birobuli	1
	Pengelola SD Inpres Donggala Kodi				BMD Palu	Gedung SD Inpres Donggala Kodi	1
	Pengelola TK Pembina Palu				BMD Palu	Gedung TK Pembina Palu Utara	1
	Yayasan SMP Advent		Hibah	Yayasan SMP Advent	Yayasan SMP Advent	Gedung SMP Advent	1
Kemitraan ISL (8 Kel)	KPP ISL CSRRP	Pemda/Pemdes	Kemitraan dengan KPP	BMD/BMDes	Belum Ada/BMD Donggala/BMDes	ISL CSRRP	120



Asset Map related to the Final Recipient of BMD Assets of Sigi Regency from CSRRP-PUPR BMN Grants

Kategori Penerima Akhir	Penerima Akhir (Pengguna)	Penerima Awal	Metode Transfer Ke Penerima Akhir (BMD→Pengguna)	Kepemilikan Aset Pada Penerima Akhir (Pengguna)	Kepemilikan Aset Sebelum Bencana	Nama/Jenis Aset	Volume (Kegiatan)
Perseorangan	WTB Huntap (CSRRP)	Dinas Perkim Sigi	Hibah	Perseorangan WTB	-	Rumah Khusus Pasca Bencana	508
SKPD/Dinas	Dinas Perkim Sigi	Dinas Perkim Sigi	Penetapan Status Penggunaan	BMD Sigi	-	Penerangan Umum	7
					-	Sarana Ruang Terbuka Hijau	7
					-	Sarana Sosial Budaya	1
	Dinas PUTR Sigi	Dinas PUTR Sigi	Penetapan Status Penggunaan	BMD Sigi	-	Drainase Lingkungan	8
					-	Jalan Lingkungan	7
					-	Jalan Lingkungan (DPT)	1
					BMD Sigi	Optimalisasi IPLT Sigi	1
	DLH Sigi	DLH Sigi	Penetapan Status Penggunaan	BMD Sigi	BMD Sigi	Optimalisasi TPS3R Sigi	1
Sekretariat Daerah Sigi	Sekretariat Daerah Sigi	Penetapan Status Penggunaan	BMD Sigi	BMD Sigi	Gedung Kantor Bupati Sigi	1	
UPT/UPTD	UPT. RSUD Torabelo Sigi	UPT. RSUD Torabelo Sigi	Penetapan Status Penggunaan	BMD Sigi	BMD Sigi	Gedung RS. Torabelo Sigi	2
	UPTD Air Minum Sigi	UPTD Air Minum Sigi	Penetapan Status Penggunaan	BMD Sigi	-	SPAM IPA Pombewe 1x20 LPD	1
					-	Perpipaan Distribusi/Pelayanan+SR	1
					-	SPAM IKK Bora Huntap Pombewe	1
					-	SPAM Sumur Bor Satelit**)	6
Pengelola Sekolah	Yayasan SD IT. Insan Gemilang	Disdikbud Sigi	Hibah	Yayasan SD IT. Insan Gemilang	Yayasan SD IT. Insan Gemilang	Gedung SD IT. Insan Gemilang	1
	Pengelola SD Inpres Maranatha		Penetapan Status Penggunaan	BMD Sigi	BMD Sigi	Gedung SD Inpres Maranatha	1
	Pengelola SDN Lonja		BMD Sigi	BMD Sigi	Gedung SDN Lonja	1	
	Pengelola SMPN 19 Sigi		BMD Sigi	BMD Sigi	Gedung SMPN 19 Sigi	1	
Kemitraan ISL (8 Desa)	KPP ISL CSRRP	Pemda/Pemdes	Kemitraan dengan KPP	BMD/BMDes	Belum Ada/BMD Donggala/BMDes	ISL CSRRP	86



Asset Map related to the Final Recipient of Donggala Regency BMD Assets from CSRRP-PUPR BMN Grants

Penerima Akhir (Pengguna)	Penerima Awal	Metode Transfer Ke Penerima Akhir (BMD→Pengguna)	Kepemilikan Aset Pada Penerima Akhir (Pengguna)	Kepemilikan Aset Sebelum Bencana	Nama/Jenis Aset	Volume (Kegiatan)
WTB Huntap (CSRRP)	Dinas Perkimtan Donggala	Hibah	Perseorangan WTB	-	Rumah Khusus Pasca Bencana	747
Dinas PUTR Donggala	Dinas PUTR Donggala	Penetapan Status Penggunaan	BMD Donggala	-	Drainase Lingkungan	20
				-	Jalan Lingkungan	20
				-	Penerangan Umum	14
				-	Penyediaan Air Minum (Perpipaan)	1
				-	Sarana Sosial Budaya	1
				-	SPAM Sumur Bor Satelit**)	17
DLH Donggala	DLH Donggala	Penetapan Status Penggunaan	BMD Donggala	-	Sarana Ruang Terbuka Hijau	15
KPP ISL CSRRP	Pemda/Pemdes	Kemitraan dengan KPP	BMD/BMDes	Belum Ada/BMD Donggala/BMDes	ISL CSRRP	99

Asset Map related to the Final Recipient of BMD Assets of Central Sulawesi Provincial Government from CSRRP-PUPR BMN Grants

Kategori Penerima Akhir	Penerima Akhir (Pengguna)	Penerima Awal	Metode Transfer Ke Penerima Akhir (BMD→Pengguna)	Kepemilikan Aset Pada Penerima Akhir (Pengguna)	Kepemilikan Aset Sebelum Bencana	Nama/Jenis Aset	Volume (Kegiatan)
UPT/UPTD	UPT. RSUD UNDATA Prov. Sulteng	UPT. RSUD UNDATA Sulteng	Penetapan Status Penggunaan	BMD Pemda Prov. Sulteng	BMD Pemda Prov. Sulteng	Gedung RS. Undata Provinsi	2



Asset Map related to the Final Recipient of BMN Assets from the Transfer of Status of Use of BMN PUPR

K/L Penerima Akhir (Pegguna)	K/L Penerima Awal	Metode Transfer Ke Penerima Awal (BMN→BMN)	Metode Penggunaan pada Penerima Akhir	Kepemilikan Aset Pada Penerima Akhir (Pegguna)	Kepemilikan Aset Sebelum Bencana	Nama/Jenis Aset	Volume (Kegiatan)
BNN Prov. Sulteng	BNN Prov. Sulteng	Pengalihan Status Penggunaan BMN	Penetapan Status Penggunaan	BMN BNN Prov. Sulteng	BMN BNN Prov. Sulteng	Gedung Kantor BNN Prov. Sulteng	1
BPPW Prov. Sulteng	BPPW Prov. Sulteng	Penetapan Status Penggunaan	Penetapan Status Penggunaan	BMN BPPW Prov. Sulteng	-	Gedung Kantor PIP2B Prov. Sulteng	1
Kejati Prov. Sulteng	Kejati Prov. Sulteng	Pengalihan Status Penggunaan BMN	Penetapan Status Penggunaan	BMN Kejati Prov. Sulteng	BMN Kejati Prov. Sulteng	Gedung Kejati Prov. Sulteng	1
Pengelola Yayasan Alkhairaat Baliase	Kanwil Kemenag Sulteng	Pengalihan Status Penggunaan BMN	PSP Untuk Dioperasikan Pihak Lain	BMN Kanwil Kemenag Sulteng	BMN Kanwil Kemenag Sulteng	Gedung MTSS Alkhairaat Baliase	1
Pengelola Yayasan Alkhairaat Salua	Kanwil Kemenag Sulteng	Pengalihan Status Penggunaan BMN	PSP Untuk Dioperasikan Pihak Lain	BMN Kanwil Kemenag Sulteng	BMN Kanwil Kemenag Sulteng	Gedung MTSS Alkhairaat Salua	1
Pengelola Yayasan Alkhairaat Tuva	Kanwil Kemenag Sulteng	Pengalihan Status Penggunaan BMN	PSP Untuk Dioperasikan Pihak Lain	BMN Kanwil Kemenag Sulteng	BMN Kanwil Kemenag Sulteng	Gedung MTSS Alkhairaat Tuva	1
Pengelola Yayasan Alkhairat Palolo	Kanwil Kemenag Sulteng	Pengalihan Status Penggunaan BMN	PSP Untuk Dioperasikan Pihak Lain	BMN Kanwil Kemenag Sulteng	BMN Kanwil Kemenag Sulteng	Gedung MAS Alkhairat Palolo	1
Pengelola Yayasan Alkhairat Sibalaya	Kanwil Kemenag Sulteng	Pengalihan Status Penggunaan BMN	PSP Untuk Dioperasikan Pihak Lain	BMN Kanwil Kemenag Sulteng	BMN Kanwil Kemenag Sulteng	Gedung MAS Alkhairat Sibalaya	1
Pengelola Yayasan Darul Iman	Kanwil Kemenag Sulteng	Pengalihan Status Penggunaan BMN	PSP Untuk Dioperasikan Pihak Lain	BMN Kanwil Kemenag Sulteng	BMN Kanwil Kemenag Sulteng	Gedung MTSS Darul Iman	1
Pengelola Yayasan DDI Datokrama	Kanwil Kemenag Sulteng	Pengalihan Status Penggunaan BMN	PSP Untuk Dioperasikan Pihak Lain	BMN Kanwil Kemenag Sulteng	BMN Kanwil Kemenag Sulteng	Gedung MAS DDI Datokrama	1
Pengelola Yayasan KT Limran	Kanwil Kemenag Sulteng	Pengalihan Status Penggunaan BMN	PSP Untuk Dioperasikan Pihak Lain	BMN Kanwil Kemenag Sulteng	BMN Kanwil Kemenag Sulteng	Gedung MIS KT Limran	1
Universitas Tadulako	Universitas Tadulako	Pengalihan Status Penggunaan BMN	Penetapan Status Penggunaan	BMN Universitas Tadulako	BMN Universitas Tadulako	Gedung Kampus UNTAD	40



Appendix-F

How to Obtain the Acquisition Cost of Assets in Contract Breaks

As a reference for asset value identification is the RAB Contract for each work package. In all case sites, the RAB of the work package contract, for each type of asset has been detailed separately in the RAB of the contract except for Work Items that are common to the overall provision of assets in the contract such as Preparation Work Costs, GBV, SMK3, Environmental Monitoring. For these common work items will be added to the value of each asset type proportionally.

The cost of work in a contract that is general / indirect for an asset type only, such as SMK3 Costs and including Prevention of Gender-Based Violence Handling and Environmental Monitoring; Workplace Preparation Work, *Land Clearing & Land Development* Work, the cost allocation method used is the weighted average method based on the proportion of direct costs as recommended in the explanation of construction in progress costs according to PMK PMK 181 / PMK.06 / 2016 concerning Administration of State Property.

The principle is that the acquisition value of each type of asset is the sum of the cost of work items within the scope of providing each asset plus the cost of general work items proportionally. The following presents the process of determining the identification and value of asset types from each work package.

Example in the case of SMPN 19 Sigi

From the Basic Education Facilities Rehabilitation and Reconstruction Work Package, the general costs are Preparation Work; GBV, Environmental Monitoring and SMK3; and Final Work. The process of distributing the Cost of GBV Preparation Work, Environmental Monitoring and SMK3; and Final Work to all components of the Package Work Cost proportionally, calculated = [Total Cost of Initial Work Items per asset type] x [Total Cost of Preparation, SMK3 and Final Work] divided by [Total Overall Cost of Package Work excluding Cost of Preparation, SMK3 and Final Work]. Final]. Furthermore, the total cost of each work item after the distribution of SMK3 Preparation and Final Work. Final is calculated = [Total Cost of Initial Work Item per asset type] + [Total Cost of Distribution of Preparation, SMK3 and Pek. Final to each Work Item].

The Cost Distribution Process is summarized as outlined in the following table.

Cost Distribution Process of SMPN 19 Sigi

NO	JOB DESCRIPTION	PRICE AMOUNT (Rounded)	Cost Distribution Preparation+GBV,PL, SMK3+Final check	Total Cost After Distribution Preparation Cost+GBV, OT, SMK3+Final Expenses
[1]	[2]	[3]	[4]=[3]x[a/b]	[5]=[3]+[4]
I	PREPARATORY WORK	Rp 179.182.000,00	Rp -	Rp -
II	GBV WORK, ENVIRONMENTAL MONITORING AND SMK3	Rp 335.881.000,00	Rp -	Rp -
III	REHAB AND RECONSTRUCTION OF TK PEMBINA NORTH HAMMER	Rp 2.328.093.800,00	Rp 62.279.235,02	Rp 2.390.373.035,02
IV	REHABILITATION AND RECONSTRUCTION OF DONGGALA KODI INPRES ELEMENTARY SCHOOL	Rp 2.959.455.600,00	Rp 79.168.902,41	Rp 3.038.624.502,41
V	REHABILITATION AND RECONSTRUCTION OF BIROBULI PRIMARY SCHOOL	Rp 2.465.371.200,00	Rp 65.951.566,21	Rp 2.531.322.766,21
VI	REHAB AND RECONSTRUCTION OF SDN LONJA	Rp 3.634.701.200,00	Rp 97.232.512,83	Rp 3.731.933.712,83
VII	REHABILITATION AND RECONSTRUCTION OF INPRES MARANATA ELEMENTARY SCHOOL	Rp 2.867.661.000,00	Rp 76.713.289,38	Rp 2.944.374.289,38
VIII	REHABILITATION AND RECONSTRUCTION OF SMPN 19 SIGI	Rp 5.099.496.200,00	Rp 136.417.494,15	Rp 5.235.913.694,15
IX	FINAL WORK	Rp 2.700.000,00	Rp -	Rp -
AMOUNT OF COST		19.872.542.000,00	517.763.000,00	19.872.542.000,00
Total Contract Cost [I, to IX]		19.872.542.000		
Total Cost of Preparation, GBV, SMK3, Environmental Monitoring and Pek. Final[a]		517.763.000		
Total Cost of Non-preparation, GBV, SMK3, Environmental Monitoring and Pek. Final[b]		19.354.779.000		

Source: Processed from the RAB Contract for the Rehabilitation and Reconstruction Package of Add-3 Fasdikar, dated December 1, 2023.



The results of the identification process are summarized in the following table.

Resume of Type & Value of Asset Acquisition in Fasdiksar Package

Asset Type Fasdiksar Package	Acquisition Value (Rp)	Quantity Details
Kindergarten PEMBINA PALU UTARA, Palu City	2.390.373.035	a) Recon: 2 RKB + 1 UKS building (1 unit); b) Rehab: 3 RKB + WC Building (1 unit), Office Building Rehab (1 unit); c) Lanscape (paving blocks, connecting walkways, biopores, lighting).
SD INPRES DONGGALA KODI, Palu City	3.038.624.502	a) Recon: 3 RKB building + 1 UKS (1 unit); WC (1 unit); b) Rehab: 3 RKB building (1 unit), 1 RKB building (1 unit), Ged. Office (1 unit); Gym. Library (1 unit); c) Lanscape (Fence, Biopore, Ramp, Lighting).
SD INPRES 3 BIROBULI, Palu City	2.531.322.766	a) Recon: Building 4 RKB (1 unit), WC (1 unit); Office House (1 unit); b) Lanscape (connecting hallways, biopores, paving, lighting)."
SDN LONJA, Sigi District	3.731.933.713	a) Recon: Building 3 RKB (2 units), Building 2 RKB (1 unit), Toilet (1 unit); b) Fencing and Lanscape (Paving blocks, connecting walkways, sports courts, AB installation, lighting, plants).
SD INPRES MARANATA, Sigi Regency	2.944.374.289	a) Recon: 4 RKB building (1 unit); Toilet/KM (1 unit); b) Rehab: 3 RKB Building (1 unit), Library Building (1 unit); c) Lanscape (fence, connecting walkway, paving blocks, biopores, lighting, SBR + water/electricity installation)."
SMPN 19 SIGI Sigi Regency	5.235.913.694	a) Recon: Building 2 RKB (2 units), Building 4 RKB (1 unit), KM/WC (1 unit); b) Rehab: Office Building (1 unit), Laboratory Building (1 unit), Fence; c) Lanscape (Pavingblok, Biopori, Connecting Hallway)

For example, in the case of SPALDT Huntap Talise.

From the Talise Huntap Infrastructure Work Package in Palu City, the common costs are Preparation Work and SMK3. The process of distributing the Cost of Preparatory Work and SMK3 to all components of the Package Work Cost proportionally, calculated = [Total Cost of Initial Work Items per asset type] x [Total Cost of Preparatory Work and SMK3] divided by [Total Cost of the entire Package Work excluding Preparatory Work and SMK3 Cost]. Furthermore, the total cost of each work item after the distribution of preparation and SMK3 is calculated = [Total cost of initial work item per asset type] + [Total cost of distribution of preparation and SMK3 to each work item].

The results of the identification process are summarized in the following table.

Resume of Type & Value of Asset Acquisition in Talise Huntap Infrastructure Package

Asset Type Talise Shelter Infrastructure Package	Acquisition Value (Rp)	Quantity Details
SPALD-T Huntap Talise Zone-1	9.552.510.357	1 unit (382 SR units, 5,615 meters of Collection Pipe; 1 IPALDT Unit and its complementary buildings/facilities)
SPALD-T Huntap Talise Zone-2	8.057.064.259	1 unit (311 SR units; 4,224 meters Collection Pipe; 1 IPALDT Unit and its complementary buildings/facilities)
Solid Waste Infrastructure of Talise Shelter	787.444.140	1 unit (693 units of 2 in 1 Waste Tubs; 2 units of 3 Wheel Motorcycles and 2 units of Waste Containers)
Talise Huntap Environmental Road Infrastructure	26.028.021.336	7,785 meters of Road; 15,570 meters of Perdestrian
Talise Huntap Neighborhood Drainse Infrastructure	16.614.102.137	15,570 meters Drainage; 1 unit (542 M ²) Retention Ponds
Talise Settlement Retaining Wall Infrastructure (Stone and Gabion Fitting)	21.025.698.494	1,2085 M3 DPT Pas. Stone and 4,771 M3 Gabion
RTH Infrastructure & Supporting Facilities for Talise Shelters	11.805.026.180	RTH area of 23. 159 M2 (with supporting facilities in the form of Drainage, Jogging Track, Pedestrian, Pool, Nameplate / Letter, Main Plaza, Canteen, Toilet, Guard Post, Parking, Vegetation, Drip Irrigation Pipe, Furniture, RTH Area Around Slope)
Street Lighting Talise Huntap Area	4.058.790.462	188 units of Solar Cell 2 in One and kWh meter Power 11,000 VA
SPAM Huntap Talise	5.893.256.116	1 unit Reservoir Cap. 300M3; 14,313 meters of Distribution/Service Piping and 963 SRs
<i>For SPALD-T, there is already a separation in the RAB Contract and the network system and function are separate for zone-1 and zone-2. The detailed calculations are presented in the appendix of the SPALDT Case Report.</i>		

From the examples presented in the cases of Fasdiksar SMPN 19 Sigi and SPALD-T Huntap Talise above, it can be seen that in each work bundle there is the potential for more than one type of asset with different acquisition values for each type of asset.

From each type of asset identified, the more detailed the asset identification, the easier it is to map the relevant local government SKPD recipient stakeholders and the value of each type of asset can be an input for the potential for breaking the package to accelerate the BMN grant process to the Regional Government, especially asset values < 10 billion.

Details of the process of identifying asset types per work package for each case can be seen in the appendix of the Case Field Report.

Appendix G

Affordability Challenge of Public Service Tariff/Retribution at Huntap Sites

Good governance is a concept of government management that emphasizes the involvement of government, community and private elements proportionally as the three main pillars. This concept provides a baseline that whoever plays a role and whatever role is carried out in the administration of government is required to be more oriented towards better public services. In other words, no government can be called more or better if there is no evidence that public services are getting better and better quality.

Improving the quality of public services is difficult to realize if the participation of service users is still low. The most important aspect of service user community participation is their aspirations for the variety, quality and **cost of service delivery** (*Permenpan 13 of 2009 concerning Guidelines for Improving the Quality of Public Services with Community Participation*). If this is not the case, it is very likely that organizers and implementers of public services will organize and implement services that produce something that is not needed / desired by service users.

For this reason, community participation is a necessity to provide services that meet the expectations of customers / people who receive service benefits. With community participation, it will also be an effort that will bring together the expectations of the service user community with the capabilities and capacity building needs of individuals and service provider organizations.

Some of the principles of public services implemented by government agencies as Kepmenpan: KEP/25/M.PAN/2/2004 concerning General Guidelines for the Compilation of the Public Satisfaction Index for Government Agency Service Units, which relates to the fairness and affordability of services that must be fulfilled, among others:

- 1). Justice Getting Service, namely the implementation of services by not distinguishing the group or status of the people served;
- 2). Fairness of Service Fees, namely the affordability of the community to the amount of fees set by the service unit;
- 3). Certainty of Service Costs, namely the conformity between the fees paid and the fees set;
- 4). Certainty of Service Schedule, namely the implementation of service time in accordance with predetermined provisions;
- 5). Service Security, namely the guaranteed level of security of the service delivery unit environment or the facilities used, so that people feel calm to get services against the risks resulting from the implementation of services.

In order to fulfill affordability / purchasing power, the amount of fees charged to the community as recipients of public services must be in accordance with the ability / purchasing power of the community as, Decree of the Minister of PAN 63 / KEP / M.PAN / 7/2003 concerning General Guidelines for Public Services, states that the determination of the amount of public service fees needs to pay attention to the following matters:



- 1). Ability level and purchasing power of the community
- 2). The prevailing value/price of the goods/services;
- 3). The breakdown of costs should be clear for the types of public services that require actions such as inspection, measurement, research and testing.
- 4). Determined by authorized officials and taking into account procedures in accordance with statutory provisions.

In relation to responsibility, Public Service Fees / Tariffs are also regulated as Article 31 of Law 25 of 2009 concerning Public Services, explained that:

- (1) The cost/tariff of public services is basically the responsibility of the state and/or the community.
- (2) Public service fees/tariffs that are the responsibility of the state as referred to in paragraph (1) shall be charged to the state if required by laws and regulations.
- (3) Public service fees/tariffs other than those required by laws and regulations as referred to in paragraph (2) shall be charged to recipients of public services.
- (4) Determination of public service fees/tariffs as referred to in paragraph (2) and paragraph (3) shall be determined with the approval of the People's Representative Council, Provincial Regional People's Representative Council, Regency/City Regional People's Representative Council and based on laws and regulations.

Law 1 of 2022 on Financial Relations Between the Central Government and Regional Governments states that:

- 1). Article 92 paragraph (2) Retribution rates may be determined uniformly or vary by class in accordance with the principles and objectives of Retribution rate determination;
- 2). Granting of Relief, Reduction, and Exemption Article 96, (1) The Regional Head may grant relief, reduction, exemption, and postponement of payment of the principal and/or penalty of Retribution. (2) The granting of relief, reduction, exemption, and postponement of payment as referred to in paragraph (1) shall be made by taking into account the condition of the Retribution Obligor and/or the object of Retribution. In the explanation, it is stated that the condition of the Retribution Obligor, among others, is the ability to pay of the Retribution Obligor of a certain class, and the value of the Retribution object up to a certain limit.

Level of affordability

The expenditure of a person or household who resides must be at a level where the attainment and fulfillment of other basic needs is not jeopardized or impaired.

Affordability is a person's ability to pay for the basic physical needs of life such as adequate housing, healthy food, health care, public services, etc.

Affordability can be seen from 2 (two) perspectives, namely *ability to pay* and *willingness to pay*.

The *ability to pay* itself is a person's ability to pay for goods/services based on normal income (the average of an area). The ability to pay is more emphasized on the economic/financial ability of



the family to be able to reach certain goods/services as seen from the percentage of the price of goods/services to the total family income.

Meanwhile, the willingness to pay is the price of goods/services based on family perceptions. The price at the consumer level is seen from the perspective of the comparison between the value of goods or services and the sacrifices made by a person to obtain them. The willingness to pay is more emphasized on the amount that can be spent by families to pay for certain goods/services based on economic considerations, household/occupant characteristics, social community, service satisfaction and preferences for current and previous services.

So the willingness to pay for a public service includes the price of services, the economic ability to pay from total income, satisfaction with goods/services and community preferences for current and previous public services.

Expenditure Patterns of Residents/Households

Based on BPS data in the Health Statistics Profile 2023 Vol. 7 Year 2023, the expenditure of the Indonesian population calculated through Susenas shows that the proportion of expenditure made for consuming food and non-food is quite balanced. In 2023, the average per capita expenditure made by the Indonesian population during a month was Rp1,451,870, and about 51 percent of it was non-food expenditure. This proportion of non-food expenditure is slightly higher than in 2021 (50.75 percent) and 2022 (49.86 percent).

This non-food expenditure includes several groups of appropriations, including housing and household facilities; clothing, footwear, and headgear; durable goods; including expenditure on miscellaneous goods, services, taxes, levies. When viewed by these groups, the largest non-food expenditure made by the population is for housing and household facilities with a proportion of total expenditure of around 26 percent in the last three years. The following table provides information on per capita monthly expenditure of the population by type of expenditure.

Average Rupiah Expenditure per Capita by Commodity, 2021-2023

Average Rupiah Expenditure per Capita per Month by Commodity Group (IDR), 2021-2023

Commodity Group	2021	2022	2023
(1)	(2)	(3)	(4)
Food	622.845	665.757	711.282
Not Food	641.744	662.025	740.588
Housing and Household Facilities	332.975	355.069	387.434
Miscellaneous Goods and Services (Except Health)	119.577	125.034	146.185 ►10%
Health	34.364	32.169	31.445
OOP	19.051	19.201	19.436
Non-OOP	15.313	12.968	12.010
Clothing, Footwear, and Headgear	31.745	32.137	36.073
Durable Goods	58.165	48.761	55.171
Taxes, Levies and Insurance	49.589	52.514	58.117 ►4%
Party and Ceremony/Kenduru Needs	15.328	16.342	26.164
Total Expenses	1.264.590	1.327.782	1.451.870

Source: BPS data in Health Statistics Profile 2023 Vol. 7 Year 2023



From the table, it can be deduced that the average percent (%) of expenditure per household on services/retributions is the highest at 14% of monthly expenditure.

Local Retribution of Palu City on General Services

Regional Retribution/Retribution is a Regional Levy as payment for services or granting of certain permits specifically provided and or granted by the Regional Government for the benefit of individuals or entities; Services are local government activities in the form of businesses and services that cause goods, facilities, or other benefits that can be enjoyed by individuals or entities.

One of the CSRRP Project activities is to carry out the construction of Regional / Satellite Housing as a settlement relocation location for disaster-affected residents. In the Huntap Kawasan / Satellite provided in addition to Post-Disaster Special Houses for Individual WTB also provided Settlement Infrastructure / PSU in it. Some of the settlement infrastructure/PSU in operation to provide basic services to the community requires operating costs (including routine maintenance) such as Clean Water Supply, Waste Management, Wastewater Management.

Furthermore, the implementation of management and utilization for basic/public services of settlement infrastructure/PSU is the authority of the Regional Government through the Dinas/UPTD in accordance with the duties and functions of each Dinas/UPTD and/or through BUMD institutions according to the type of service provided.

Although it has been mandated as one of the obligations of the Regional Government, not all services provided by public sector organizations to the people who have been served can be made free of charge considering that there are limited resources in the provision of services and/or goods/services are private in nature where the benefits of goods and services are only enjoyed individually. Therefore, it is possible that in providing services to the community, government-owned agencies whether Dinas/Badan/UPTD or BUMN/D will provide public service tariffs which are realized in the form of fees/tariffs/retribution to the community as consumers of public services.

Some of the types of public services that will be contributed through the utilization of assets resulting from CSRRP activities at the location of Huntap Kawasan in Palu City have been determined by the amount of Retribution rates as stipulated in the Palu City Regional Regulation No. 8 of 2011 concerning General Services Retribution as it has undergone the last adjustment of the Solid Waste tariff adjustment through the Decree of the Mayor of Palu No. 18 of 2023 concerning Changes in Retribution Rates for Solid Waste Services. In addition, the service for Drinking Water Supply through PDAM of Palu City has also been stipulated by the Perwal of Palu City for Drinking Water Tariff of PDAM of Palu City. Each of these retributions/tariffs is described as follows.

- **Drinking Water Tariff**

For the Provision of Drinking Water by PDAM Palu, Perwal No. 539/849/PDAM/2015 on Drinking Water Tariff of PDAM Palu City has been stipulated, outlining the following provisions:

- 1). The classification of customer groups and tariff structure includes 5 groups, namely Social Customers, Non-Commercial Customers, Commercial Customers, Industrial Customers and Special Customers.

- 2). The basic tariff and minimum usage is Rp. 2,750 per cubic meter with a usage of 10 cubic meters;
- 3). Non-Commercial Customer Group with Water Tariff and Load Charges with tariff structure as presented below:

Table 1. Water Tariff and Cost of Charges for Non-Commercial Customer Groups

Non-commercial Customer Group	1-10 M ³	11-20 M ³	21-30 M ³	> 30 M ³	Expense Cost
Household I (RSS)	2.550	3.000	3.450	3.950	8.000
Household II (RS)	2.750	3.150	3.550	4.350	8.000
Household III (Intermediate)	3.000	3.300	3.800	5.000	9.000
Household IV (Luxury R.)	3.050	3.650	4.150	5.950	10.000

The Household group is the second smallest tariff group after the Social Customer group, which includes: General Social such as Public Hydrants / Water Terminals, Public WC with a basic tariff of Rp. 1,500 per m³ and Special Social such as Puskesmas, Government Clinics, Orphanages, Public / Private Schools at Rp. 2,400 per m³.

For CSRRP Huntap Households are covered under Household II (Simple House with Permanent Buildings) in the Non-Commercial Customer group. If estimated on average at the minimum monthly usage, the Talise Huntap Household will be charged a tariff of Rp. 35,500 per month (Rp. 2,750x10 + 8,000).

• **Retribution for Solid Waste Service**

The Decree of the Mayor of Palu No. 18 Year 2023 on the Amendment of Retribution Tariff for Solid Waste Service explains that the Tariff Structure of Retribution for Solid Waste Service includes 27 groups, including Residential Houses. The amount of retribution tariff for solid waste service for Residential House is as follows:

- a. TR1. Class I Permanent Multi-storey.....Rp 35,000/month
- b. TR2. Class II Permanent.....Rp 35,000/month
- c. TR3. Class III Semi Permanent.....Rp 35,000/month
- d. TR4. Class IV Emergency.....Rp 10,000/month

The Household group is the group with the lowest customer tariff among the 27 mandatory classes of waste/cleanup retribution.

Based on this classification, the CSRRP Huntap Residential House (Simple House with Permanent Buildings) is included in the Household tariff class TR2. Class II Permanent Household (Rp. 35,000/month).

• **Retribution for Wastewater Service Provision**

The Regional Regulation of Palu City No. 8 Year 2011 on Retribution for General Services, has stipulated the retribution rate for Desludging (Wastewater). However, there is no provision for retribution rates for wastewater management with SPALD-T technology. For temporary use, it can be determined based on an agreement between the organizer and the community as explained in Article 21 letter e of Law. 25 Year 2009 on Public Service that Tariff/Cost charged to service recipients in obtaining services from the organizer, the amount of which is determined based on an agreement between the organizer and the community.



Referring to the results of the estimation of SPALD-T Huntap Talise wastewater management costs as previously described (see Table 34. Estimated Operational Costs and Routine Maintenance of SPALDT Huntap Talise), obtained annual O & M costs of Rp. 150,195,760 or Rp. 12,516,313 per month, it can be taken that the average Tariff / Fee per Household for 693 Talise Huntap Households is Rp. 18. 000 per RT / Month.



Appendix H

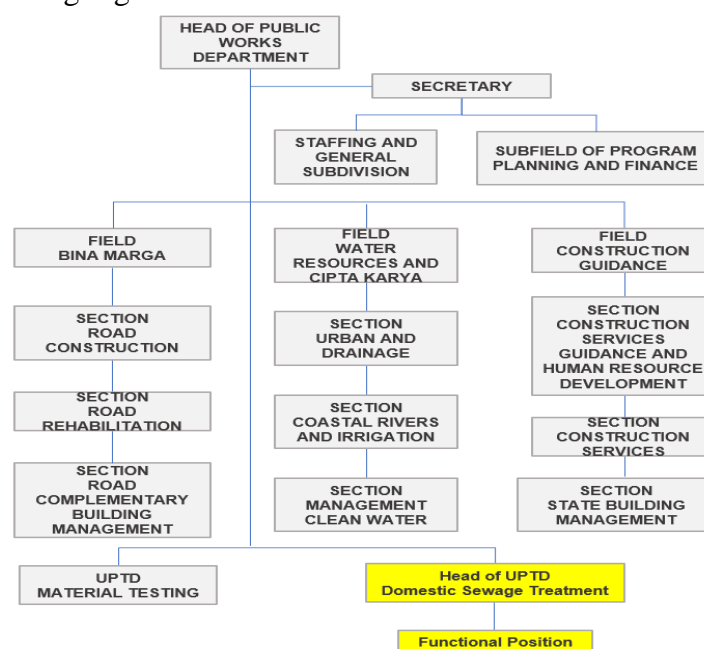
Recommendation of Proposed Tupoksi UPTD Domestic Waste Management related to SPALD-T Management

The UPTD of Domestic Waste Management was formed based on the Regulation of the Mayor of Palu City Number 24 of 2019 concerning the Establishment, Organizational Structure, Duties, Functions and Work Procedures of the Technical Implementation Unit of the Public Works Office of Palu City, with the UPTD organizational structure, consisting of: Head; and Functional Position Group. The duties and functions of the UPTD of Domestic Waste Management include:

- implementation of the preparation of program plans and activities of the UPTD Domestic Waste Management;
- implementation of facilitation of domestic waste services and management;
- implementation of supervision and maintenance of domestic waste management facilities and infrastructure;
- carry out the administration of the UPTD Domestic Waste Processing;
- implementation of collection and administrative management of domestic waste management retribution in accordance with the provisions of laws and regulations.
- implementation of evaluation and reporting on the implementation of tasks; and
- implementation of other tasks assigned by the Head of Service in accordance with their duties and functions.

Based on the Regulation of the Mayor of Palu City Number 24 of 2019 concerning the Establishment, Organizational Structure, Duties, Functions and Work Procedures of the Technical Implementation Unit of the Public Works Office of Palu City, the UPTD of Domestic Wastewater Treatment is a Technical Implementation Unit of the Public Works Office of Palu City which carries out public service operations in the field of Domestic Wastewater. The Head of UPTD is responsible to the Head of Service.

From the regulation, the UPTD organizational structure consists of: Head; and Functional Position Groups with the following organizational structure.



UPTD Organizational Structure

Since the establishment of the UPTD Wastewater Treatment Unit, the UPTD's main tasks have been limited and focused on providing desludging and treatment at the STP for the Palu City area with facilities and infrastructure managed including offices, treatment units in the form of STPs and vehicles/trucks for desludging/transportation of septage. With these limited duties and functions, the existence of SPALD-T Huntap Talise Management is a new thing for UPTD which requires the development of the scope of activities in the duties and functions to carry out SPALD-T management which includes operations, maintenance and development starting from the service unit, collection and treatment as the system in SPALD-T Huntap Talise is built which will be received from the CSRRP-PUPR BMN grant.

With these conditions, to operate, maintain and develop SPALD-T Huntap Talise assets in the future, several Tupksi need to be adjusted, including:

- 1) The current Tupoksi of the Head Personnel of the Domestic Wastewater Treatment UPTD is still limited to the Management of STPs (activities to provide desludging and treatment of septage at STPs), so it needs to be reviewed to add the scope of Management of residential SPALDT with coverage of operational, maintenance and development activities starting from the service unit, collection and treatment at the STPs.

Some of the duties of the Head of the existing Domestic Waste Management UPTD need to be developed to accommodate the management of SPALD-T, including as outlined in the following table.

Proposed Duties of the Head of UPTD Waste Treatment related to SPALD-T Management

Current Tasks	Refinement Input
carry out the preparation of work plans and activity programs for the UPTD Domestic Waste Processing Unit	<i>stay</i>
carrying out the formulation of operational technical policies for Domestic Waste <i>Management</i>	carry out the formulation of operational technical policies for Domestic Waste <i>Management</i>
coordinating, coaching and directing the implementation of UPTD Domestic Waste Management activities	<i>stay</i>
carry out administrative management of staffing, finance and management of the UPTD Domestic Waste Treatment UPTD	<i>stay</i>
carry out the management of equipment and housekeeping;	<i>stay</i>
carry out monitoring and control of desludging, transportation and treatment of domestic waste	<i>stay</i>
	carry out monitoring and control of Management (Operation and maintenance) of SPALDT including service units, collection units and domestic waste treatment units (IPALDT)
	Conducting public counseling on wastewater information in wastewater network areas
	Conduct customer complaint and information services related to domestic wastewater handling



Current Tasks	Refinement Input
carry out collection and administrative management of domestic waste management retribution	<i>stay</i>
collecting and socializing desludging cooperation with private business entities	to collect and socialize cooperation of desludging <i>and/or</i> SPALDT with private business entities.
carry out verification of the completeness of documents of private desludging business entities	carry out verification of the completeness of documents of desludging business entities <i>and/or</i> private SPALDTs
carry out the imposition of disciplinary penalties on Apparatus who commit disciplinary violations in accordance with applicable laws and regulations	<i>stay</i>
carry out monitoring, evaluation and reporting on the performance of the UPTD Domestic Waste Processing; and	<i>stay</i>
carry out other tasks assigned by the Head of Service in accordance with their duties and functions.	<i>stay</i>

2) Functional and/or Support Personnel can be adjusted to carry out SPALD-T Service tasks which include house connection services, collection networks, and IPALD processing, which in detail include:

a) House connection service activities, among others:

- ✓ Collecting data on the number of customers who have connected to SPALDT and the condition of SPAL-T service connections on a regular basis;
- ✓ Make a map of the service area in service zones according to the boundaries of the population area
- ✓ Develop a customer numbering system for houses that have become wastewater customers based on service zones;
- ✓ Provide information to customers on centralized wastewater treatment;
- ✓ Carry out customer complaint services;
- ✓ Carry out new house connection request services;
- ✓ Conduct retribution counter services for SPALD-T customer payments;
- ✓ Carry out promotion and socialization of new connection services in wastewater network areas Carry out coordination with related parties on SPALDT services;
- ✓ Carry out reporting related to customer service affairs for SPALDT;

b) Collection network activities include:

- ✓ Make a map of the Wastewater Network complete with the location of Customer Connections, Man Hole locations and the position of pumps, as well as the existing wastewater pipeline network;
- ✓ Maintain the existing wastewater piping network by conducting regular checks;
- ✓ Carry out dewatering of the existing wastewater piping network in accordance with established SOPs;



- ✓ Carry out repairs and rehabilitation of collection system infrastructure and facilities if there is damage or obstacles;
- ✓ Receive and follow up on complaints, complaints, suggestions and input from the public, especially for road users on the existence of existing piping network man-holes;
- ✓ Secure the piping network from the entry of garbage into the network by installing an anti-rust filter in the control tub in the customer's yard, and conducting routine monthly inspections and cleaning;
- ✓ Conduct socialization together with the Service and Regulator section to consumers to maintain the existing network system;
- ✓ Calculate the cost of operation and maintenance of the collection system as a material for evaluation and calculation of the amount of retribution and APBD costs for wastewater maintenance operations;
- ✓ Coordinate with related parties on SPALD-T services;
- ✓ Carry out reporting related to SPALD-T collection network matters;

c) IPALD treatment activities include:

- ✓ Collect data on the condition of the WWTP and develop a routine repair and maintenance schedule;
- ✓ Conduct daily recording of the capacity of wastewater entering the IPALD through existing measuring instruments Conduct screening of garbage/solid objects so that they do not enter the IPALD;
- ✓ Conduct on line access to service data and collection;
- ✓ Operate the IPALD in accordance with existing SOPs, and make repairs if there is damage to the IPALD building unit;
- ✓ Continuously monitoring the wastewater treatment process at the WWTP, and checking and testing the quality of wastewater in the treatment units on a monthly basis or specifically at the request of the management;
- ✓ Take corrective action if the quality of wastewater produced in each treatment unit is not in accordance with the specified wastewater effluent plan & requirements;
- ✓ Maintain cleanliness, comfort, order, and safety in the operation of the treatment unit (WWTPD);
- ✓ Calculating the cost of operation and maintenance of IPALD, as an evaluation material and proposal to be allocated to APBD funds and Wastewater retribution fees from Consumers;
- ✓ Coordinate with related parties on SPALD-T services;
- ✓ Carry out reporting related to IPALDT processing affairs



Appendix I

Photographs of Field Data Collection Activities

		
Public Works Head of Palu City	BKAD Palu City Interview	Interview SMPN 19 Sigi
		
TMC FGD 2	TMC FGD 1	Interview with Bappeda Palu City
		
Interview Head of BPPW Administration	Interview Assistant 1 Sigi	PDAM Palu City
		
FGD of CSOs, KPP, village head with Tompe Village ISL Facilitator	Interview with Palu City Wastewater Treatment Unit	PMC CSRRP FGD