

## Executive Summary

# **THEMATIC STUDY ASSET MANAGEMENT CSRRP**

Year 2024



PT Ciriajasa Engineering Consultant **JV**



PT Prismaita Cipta Kreasi

## FOREWORD



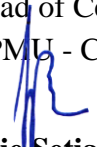
The series of earthquakes, tsunamis, and liquefaction disasters that occurred in Central Sulawesi on September 28, 2018 have had an impact on community activities with damaged housing and infrastructure supporting social and economic activities. Data from the National Disaster Management Agency (BNPB), shows the total value of 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)* supports this vision through (i) provision of shelters and settlement infrastructure; (ii) rehabilitation and reconstruction of public facilities; and (iii) activity implementation support. CSRRP prioritizes the principles of earthquake-resistant buildings, universal design, risk mitigation for Gender-Based Violence, waste and debris management, and the implementation 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 central 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 in relation to 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**

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## 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
BPPW	:	Regional Settlement Infrastructure Center
BPM	:	Government Assistance for the Community
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 Unit
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





## 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 implement 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, service provision is the primary responsibility of local governments. However, there are still gaps between local governments, especially in disaster management.

The implementation of CSRRP resulted in several infrastructure activities being built, the 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, as well as public facilities and buildings.

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



1. Mapping project assets in relation to receiving stakeholders.
2. Assess/study the capacity of the local government to receive, operate, maintain and develop the *transferred* 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 outputs of the project*.

### 1.3. Study Framework and Expected Outputs

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

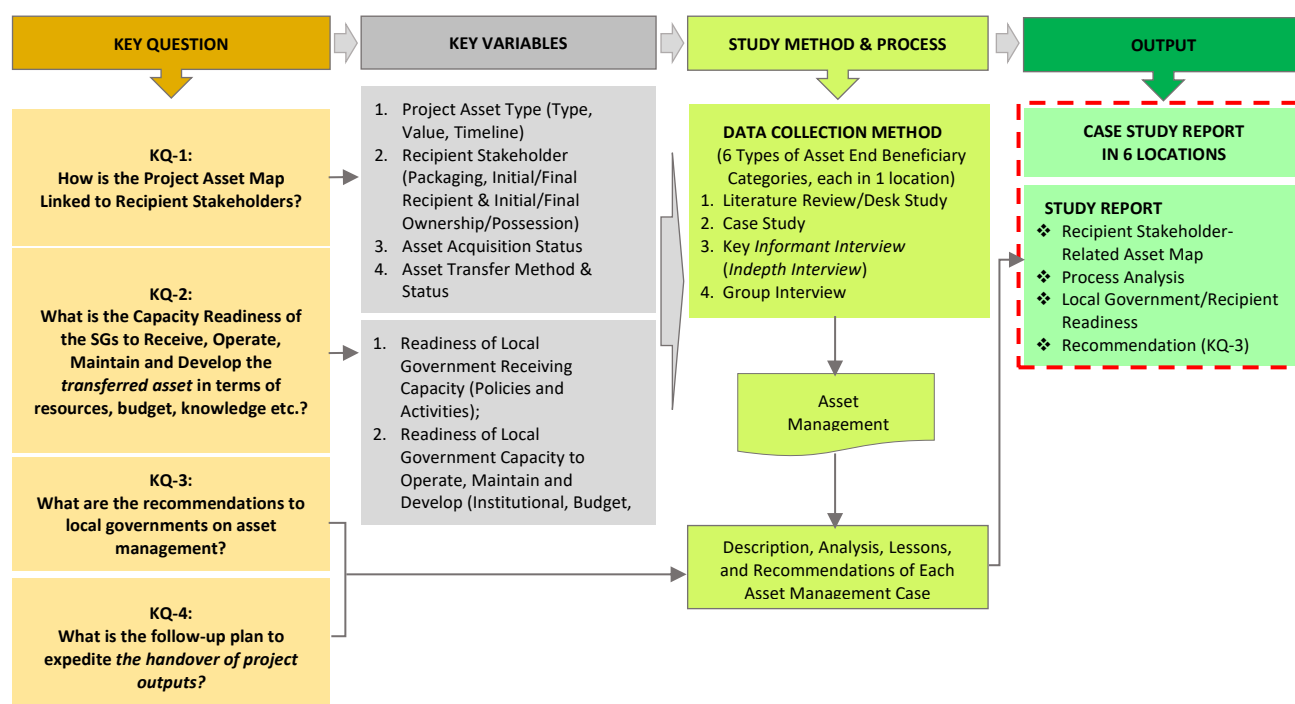


Figure 1. Asset Management Study Framework

## 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, institutions which in detail 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**

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



The definition of BMN / D, Management and its scope refer 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 BMN / D Management Definition	There is no explicit definition, it 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, transfer, custody, deletion, administration and guidance, supervision and control.
Scope of Setup	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, needs planning and budgeting, procurement, use, utilization, monitoring and maintenance, assessment, 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

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.

Types, Recognition and Acquisition Value of BMN Assets according to laws and regulations are presented in table 3. below.

### 2.1.2. Definition and Scope of BMN/D Asset Management

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 is covering 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. assessment, 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:

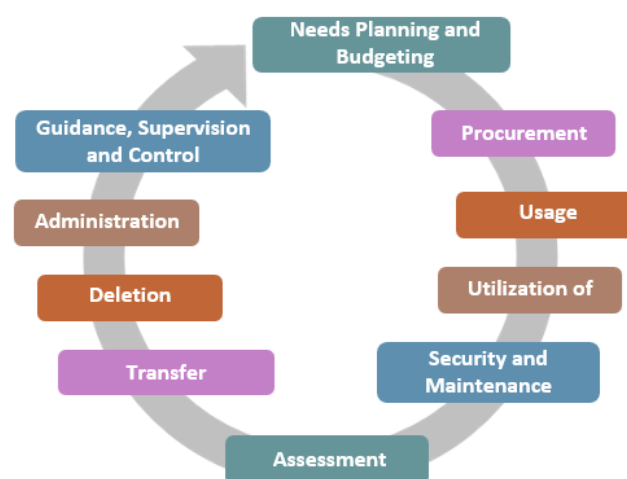


Figure 2. BMN/BMD Management Cycle



**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	Inventories are recognized upon receipt or transfer of ownership and/or control rights to the Receiving Satker based on the BAST Goods document.	<ul style="list-style-type: none"> <li>- Inventory is presented at: <ul style="list-style-type: none"> <li>a. Acquisition cost if acquired by purchase;</li> <li>b. Cost of production if obtained by self-production;</li> <li>c. Fair value, if acquired by other means such as donation/forfeiture</li> </ul> </li> <li>- The cost of inventories includes the purchase price, transportation costs, handling costs and other costs that can be directly charged to the acquisition of 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>.</li> <li>- Inventories are measured based on acquisition cost or the value stated in the BAST.</li> </ul>
	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 with the intention of being 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: <ol style="list-style-type: none"> <li>1). Tangible;</li> <li>2). Has a useful life of more than 12 months;</li> <li>3). The cost of the asset can be measured reliably;</li> <li>4). Not intended for sale in the normal course of the entity's operations; &amp;</li> <li>5). Acquired or constructed with the intent to use</li> </ol>	<ul style="list-style-type: none"> <li>- The cost of an item of property, plant and equipment consists of its purchase or construction price, including import duties and any directly attributable costs in bringing the asset to a condition that enables it to perform for its intended use;</li> <li>- 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"> <li>- design and technical assistance costs that are not directly related to the specific construction; and</li> </ul> </li> </ul>
	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
	Roads, irrigation, and networks include roads, irrigation, and networks built by the government and controlled by the government and in a ready-to-use condition.	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.	<ul style="list-style-type: none"> <li>- other costs that can be identified for the construction activity in question, such as inspection costs.</li> <li>- The recommended cost allocation method is the weighted average method based on the proportion of direct costs.</li> </ul>
	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.	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 because there is still an administrative process required, such as payment of retention, maintenance obligations by the Provider that still have to 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.	<ul style="list-style-type: none"> <li>- 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;</li> <li>- 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.</li> <li>- The minimum limits for capitalization of BMN fixed assets, namely: 1). expenditure for each unit of machinery equipment, and sports equipment <math>\geq</math> Rp 1,000,000.; and 2). expenditure for B/G <math>\geq</math> 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.</li> <li>- 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.</li> </ul>
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			



## 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:

Article 42, states: (1) The Minister of Finance regulates the management of BMN; (2) The minister/institution head is the User of Goods for the ministry/institution he/she leads; (3) Head of office within K/L is the Authorized User of Goods within the office concerned.	Article 49, states: (1) The governor/regent/mayor establishes a regional property management policy. (2) The Head of the Regional Financial Management Work Unit supervises the implementation of BMD management following the policies set by the governor/regent/mayor. (3) Head of SKPD is the Goods User for the regional work unit he/she leads.
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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

Then 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
❖ 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	❖ 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



<p>its procurement is planned to be donated, which is purchased or obtained at the expense of the APBN;</p> <p>❖ except for BMN that is in the Goods User that requires the approval of the President / DPR</p>	<p>General/Inspector General/Director General/Head of Agency to the Minister in this case the Secretary General;</p> <p>❖ 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 in accordance with statutory provisions,</p>
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### 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 4. 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"> <li>- The Goods User is the Minister/Leader of the Institution;</li> <li>- The Minister / Head of Institution is the official responsible for the use of BMN at the relevant Ministry / Institution.</li> <li>- 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.</li> <li>- Other Parties are parties other than Ministries/Institutions and Local Governments.</li> </ul>	<ul style="list-style-type: none"> <li>- Goods users are officials who hold the authority to use BMD;</li> <li>- Head of SKPD as Goods User;</li> <li>- Other Parties, are parties other than Ministries/Agencies and Local Governments.</li> </ul>
Use of BMN/D	<ul style="list-style-type: none"> <li>- Ministry/Institution of BMN Users;</li> <li>- Other parties that can operate BMN are: a. BUMN; b. Cooperative; c. Government of another country; d. International organization; or e. Other legal entities; or e. Other legal entities. International organizations; or e. Other legal entities;</li> </ul>	<ul style="list-style-type: none"> <li>- BMD User: SKPD;</li> <li>- Other Parties that can operate BMD are parties other than Ministries/Institutions and Local Governments.</li> </ul>
Utilization by way of Borrowing and Use	<ul style="list-style-type: none"> <li>- Local/Village Government</li> </ul>	<ul style="list-style-type: none"> <li>- Central Government/Other Local Governments/Village</li> </ul>
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>	<p>Parties that can receive BMD grants:</p> <ul style="list-style-type: none"> <li>- social/cultural/religious/humanitarian institutions, or non-commercial educational institutions;</li> <li>- central government;</li> </ul>



Aspects/Activities of BMN/D Management	BMN User	BMD User
	<ul style="list-style-type: none"> <li>- social, cultural, religious, humanitarian, or educational institutions that are non-commercial in nature;</li> <li>- people, both individuals and groups, to carry out government policies stipulated in laws and regulations;</li> <li>- government of another country within the framework of international relations;</li> <li>- international community affected by the consequences of a natural disaster, war, or endemic disease outbreak;</li> <li>- Local/Village Government;</li> <li>- 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</li> <li>- Other Parties determined by the Goods Manager.</li> </ul>	<ul style="list-style-type: none"> <li>- other local governments;</li> <li>- village government;</li> <li>- individuals or communities affected by natural disasters in accordance with the provisions of laws and regulations; or</li> <li>- other parties in accordance with the provisions of laws and regulations.</li> </ul>
<b>Transfer</b> by way of Capital Participation of the Central / Regional Government	- BUMN, BUMD or other legal entities owned by the state	- BUMN, BUMD or other legal entities owned by the state in accordance with the provisions of laws and regulations
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.		

## 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 by 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.

### Project Components

Based on the CSRRP POM, this CSRRP Project provides three 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 5. 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	Community Self-Management Block Grant	To be Transferred to Local Government/Village Government
Component 2. Rehab and Recon of Public Facilities	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		
	Rehab/Recon of Public Facilities (Sigi Regent's office)		
	Rehab/Recon of Higher Education Facilities (UNTAD)		Will be used by K / L BMN Users
	Rehab / Reconstruction of Public Facilities (Kejati Central Sulawesi office, Fasdiksar assisted by Ministry of Religion, PIP2B Office, Central Sulawesi BNN Office)		

Source: CSRRP POM

## 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 6 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.

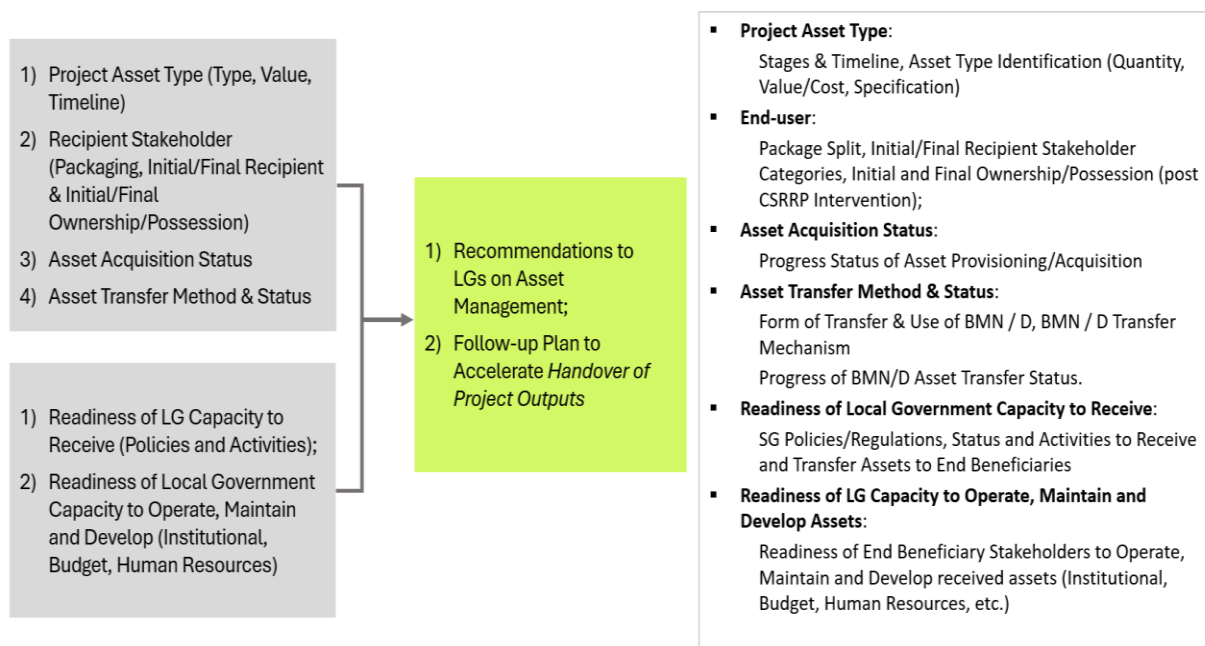


Figure 3. Scope of CSRRP Asset Management Study

### 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.

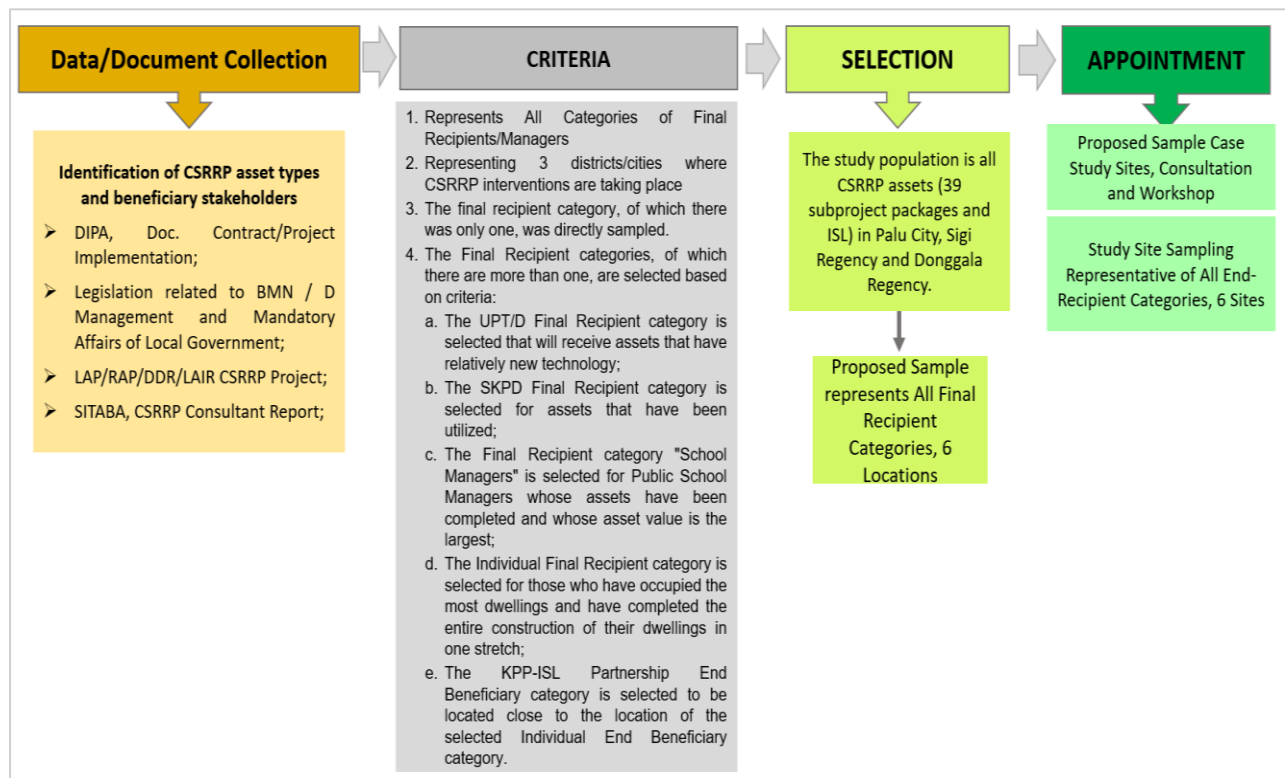
The study documented the types of Project Assets and Recipient Stakeholders, asset transfer mechanisms applied, status of asset acquisition/transfer, sequence of events and activities, readiness of the Local Government to receive, operate, maintain and develop the received assets from the aspects of institutional, budget, human resources etc., as well as asset management lessons learned from the experience of each case according to the scope of the issues that the key questions want to answer. Documentation of the experience 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 as shown below.



**Figure 4. Flowchart of Sample Site Case Selection**

Criteria:

1. Represents the entire category of ultimate recipients of donated CSRRP assets;
2. The selected cases represent 3 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 6. Population of Final Recipients of Granted 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
<b>TOTAL</b>		<b>2.645</b>	<b>526</b>	<b>760</b>	<b>3.931</b>
<i>The unit used is the number of types of Recipient Institutions, KPP is calculated as 1 per Kel / Village</i>					

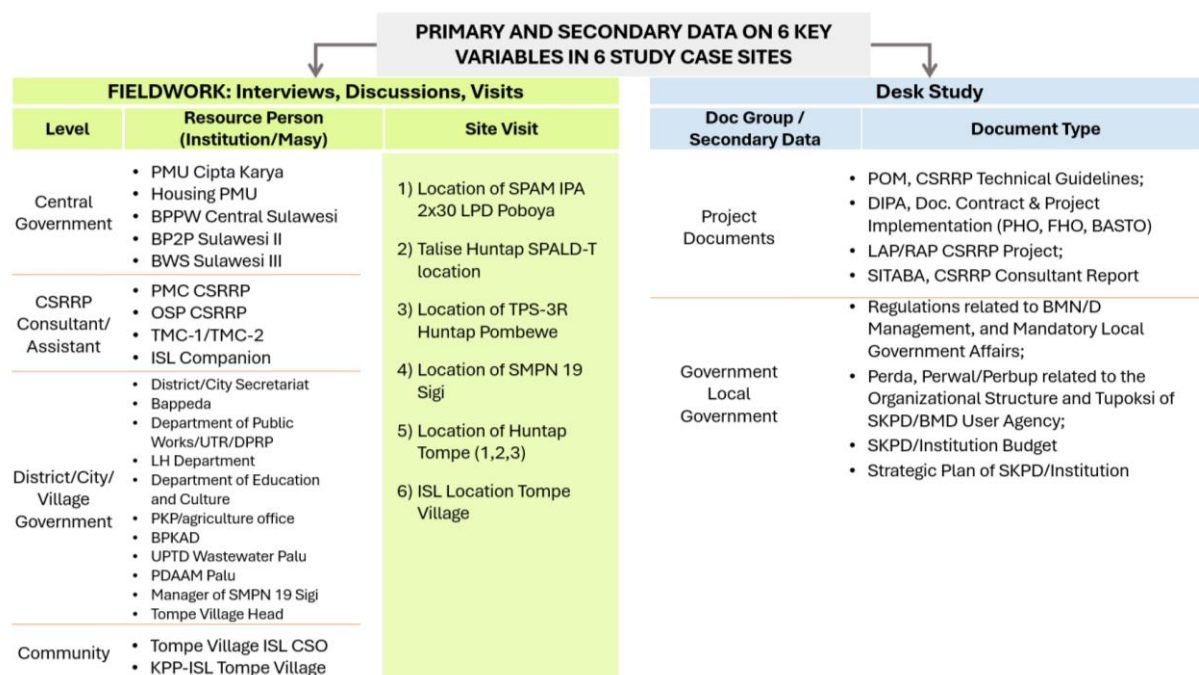
The sample of case locations was selected from the above criteria, as shown in the following table.

**Table 7. 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, Poldo	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. Data Collection Methods



**Figure 5. 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, BSASTO), 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 the implementation of asset operation, maintenance and development.



## 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
  - ✚ component of public facility construction;
- 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 procurement/provision of category 1 assets was 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.

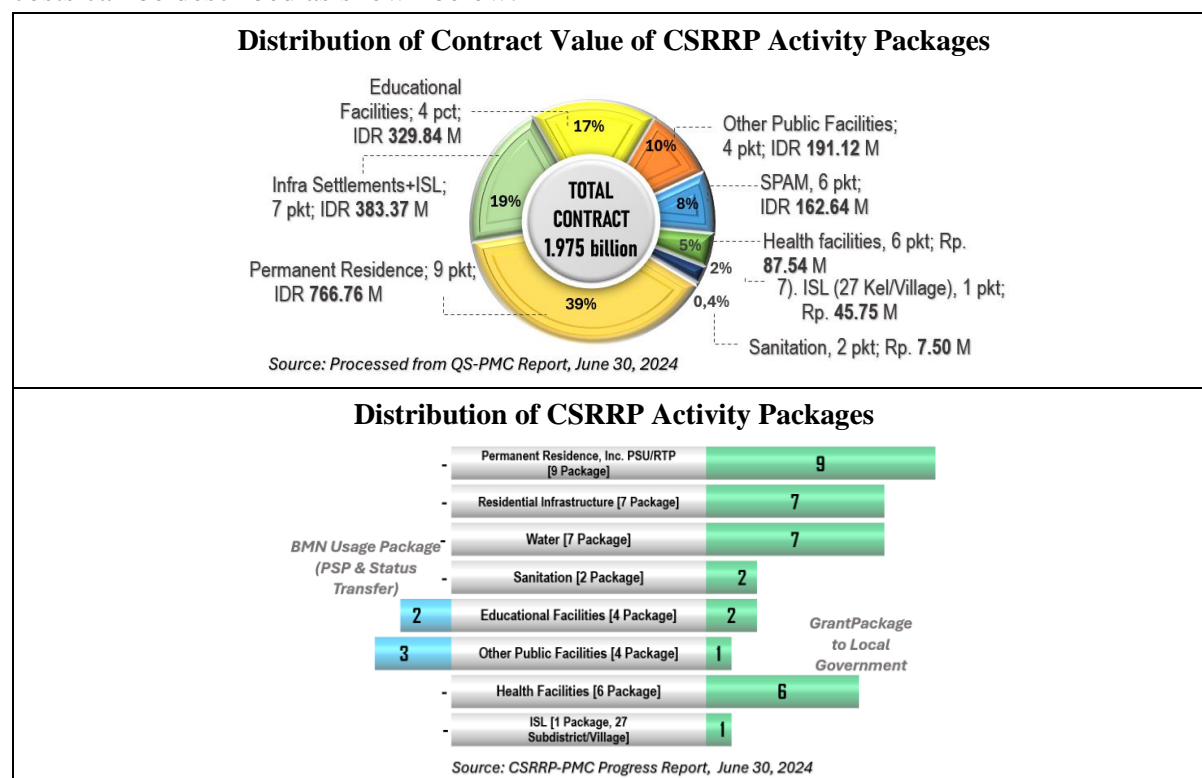
**Table 8. CSRRP Construction Activity Programming**

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	
<b>Total</b>		<b>40 packages</b>	<b>1.975 billion</b>	
<b>Non ISL Contractual Package</b>		<b>39 packages</b>	<b>1.929 billion</b>	

*Details of each package are presented in Appendix Table A.*



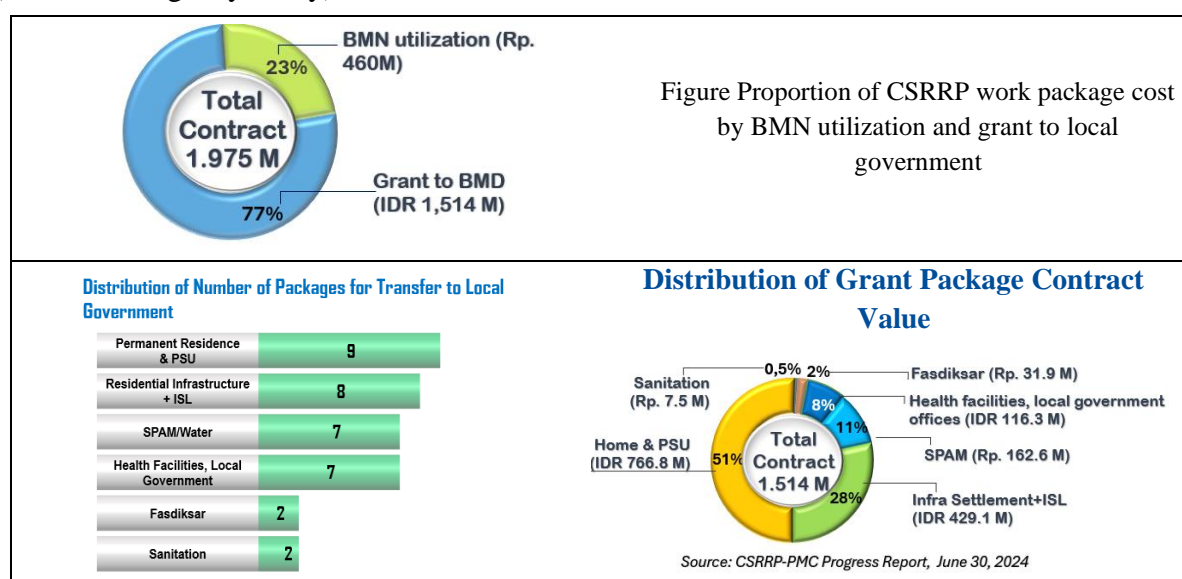
Graphically, the distribution of the number of construction work packages and total contract costs can be described as shown below.



**Figure 6. Distribution Chart of CSRRP Activity Contract Packages & Costs**

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 7. 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

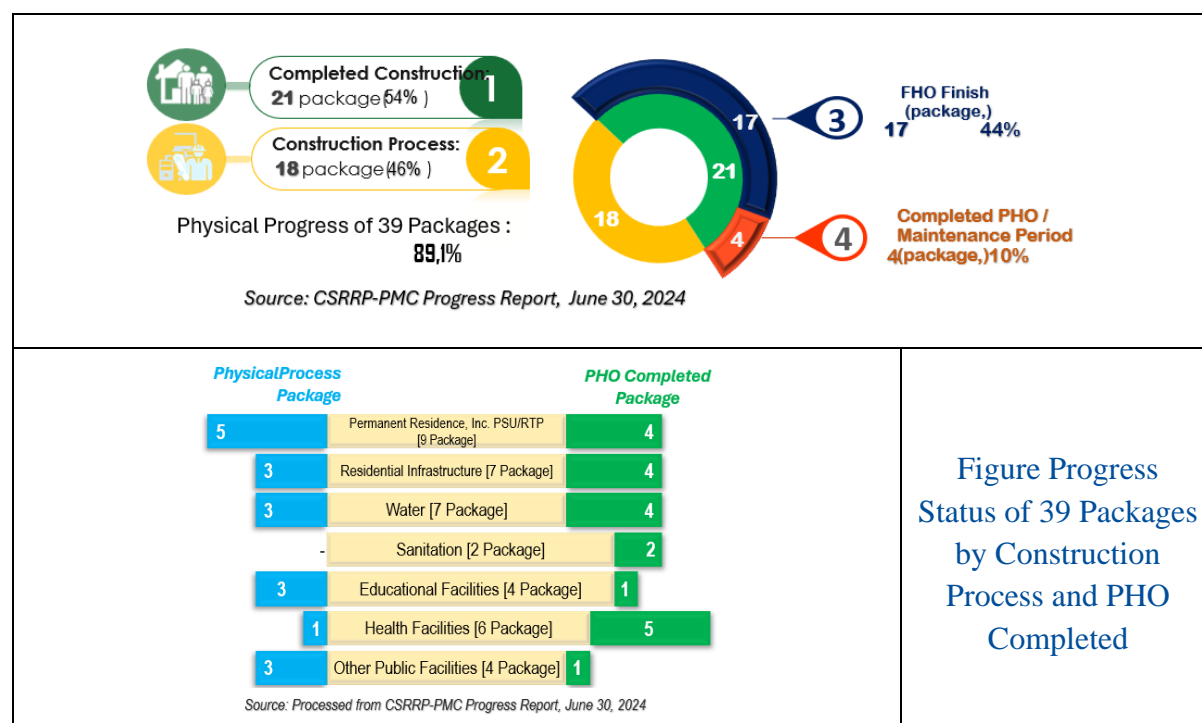
For all 39 CSRRP contractual packages, the Progress Status of Implementation, PHO, and FHO and BASTO for each work package can be presented as follows.

**Table 9. 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 (Fasdiksar & 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
<b>Total</b>		<b>39</b>	<b>89,06%</b>	<b>18</b>	<b>21</b>	<b>4</b>	<b>17</b>	<b>14</b>

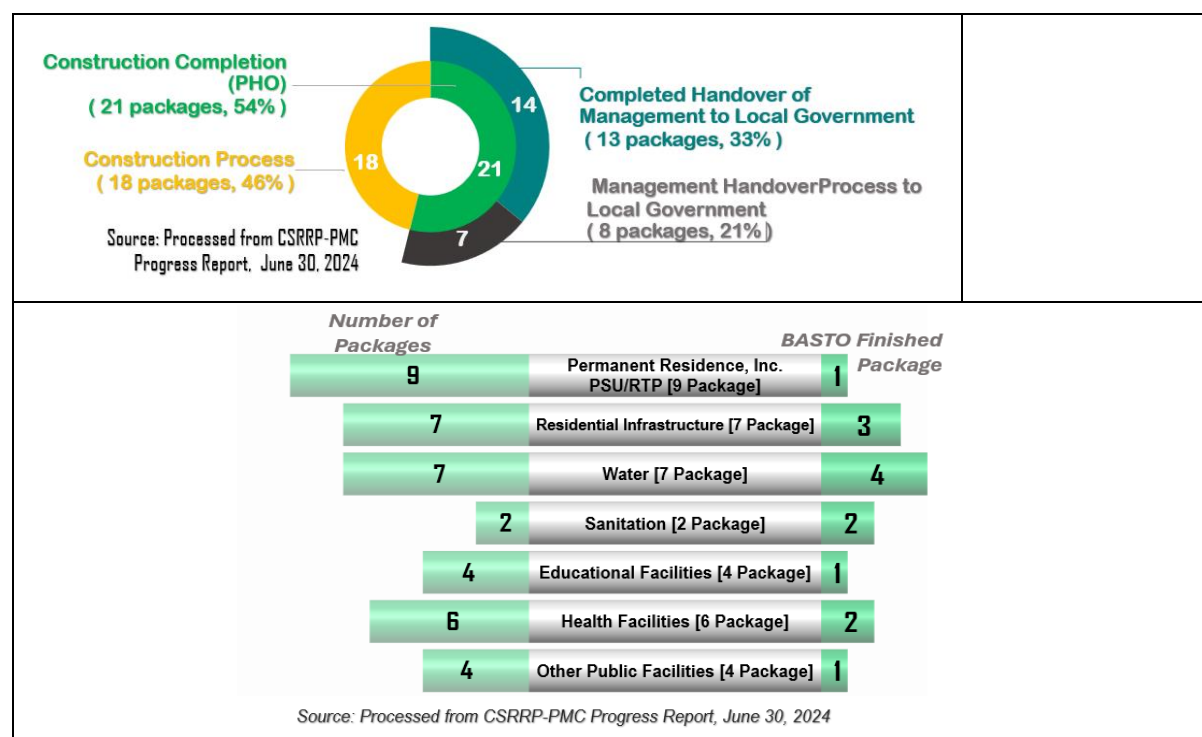
Source: Extracted from QS CSSRP Report, PMC, June 30, 2024

Graphically as presented in the following figure.



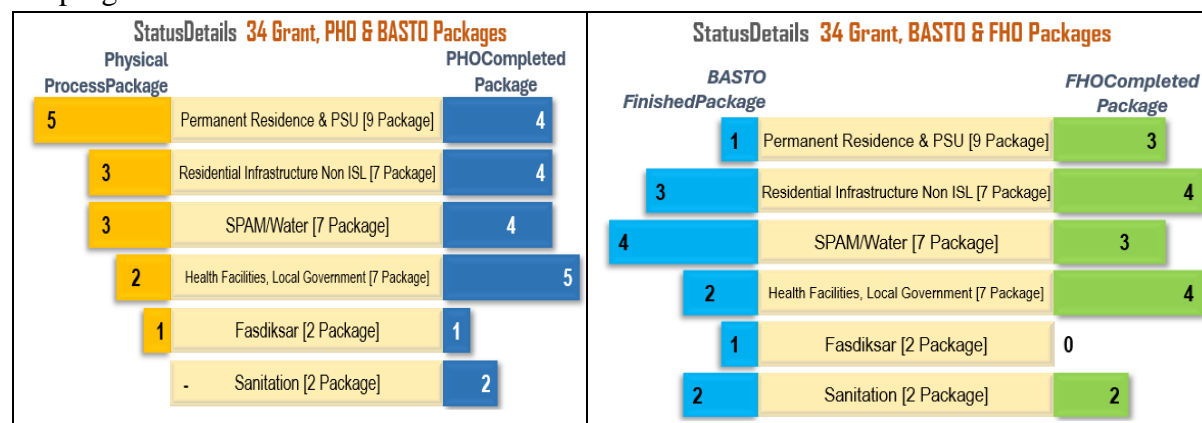
Source: Extracted from CSRRP Progress Report, PMC, June 30, 2024

**Figure 8. Progress Status of CSRRP Activities (39 Contractual Packages)**



**Figure 9. 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 10. 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 by means of:

- 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 10. 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		
	13). Building of Univ. Tadulako and Fasdiksar assisted by the Ministry of Religious Affairs; 14). Other Public Facilities (Kejati Office, PIP2B Office, BNN Office)		BMN FIXED ASSETS
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	
Description: ✓ <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>			





#### 4.1.3. 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.

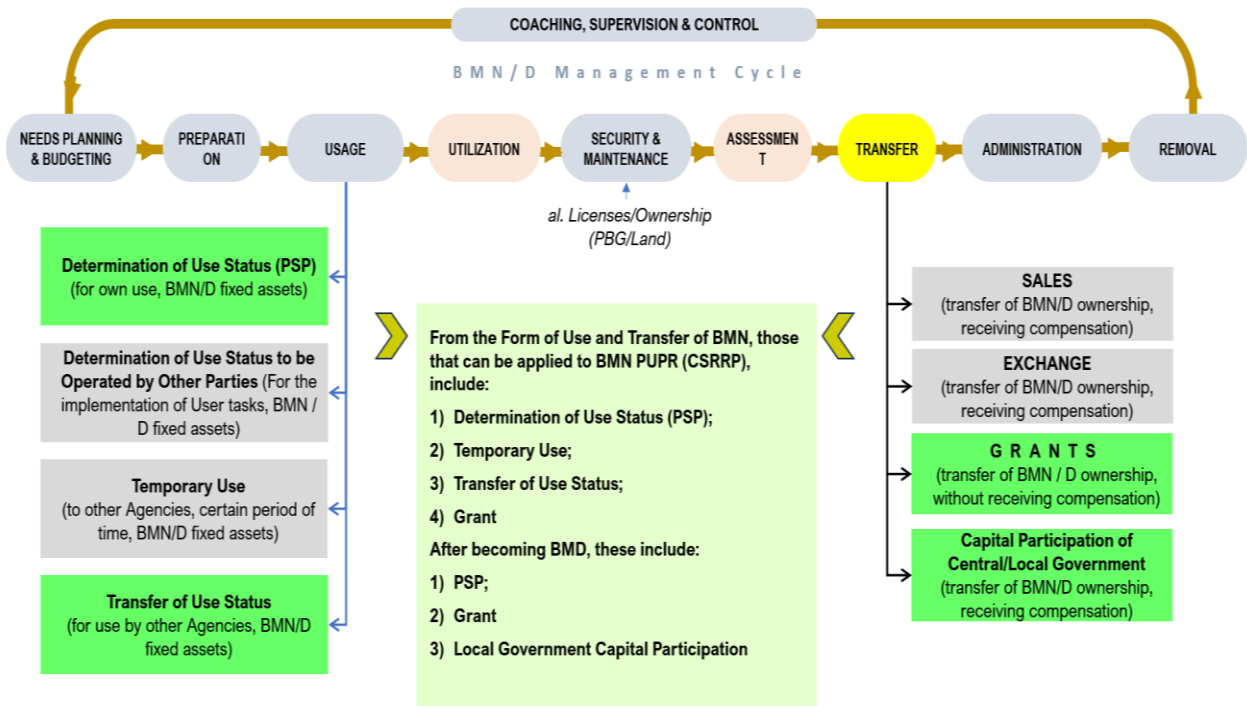


Figure 11. Form of Use and Transfer of BMN / D

#### 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; 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, Regional Office of the Ministry of Religion) 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 Utilization & Management Handover (BASTO) mechanism 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, 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 following statutory provisions;
  - ☐ Conducting post-construction management of shelters for the sustainability of settlements at rehab recon shelter locations;
  - ☐ Conduct joint inventories 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)
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❑ 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 Characteristic 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.

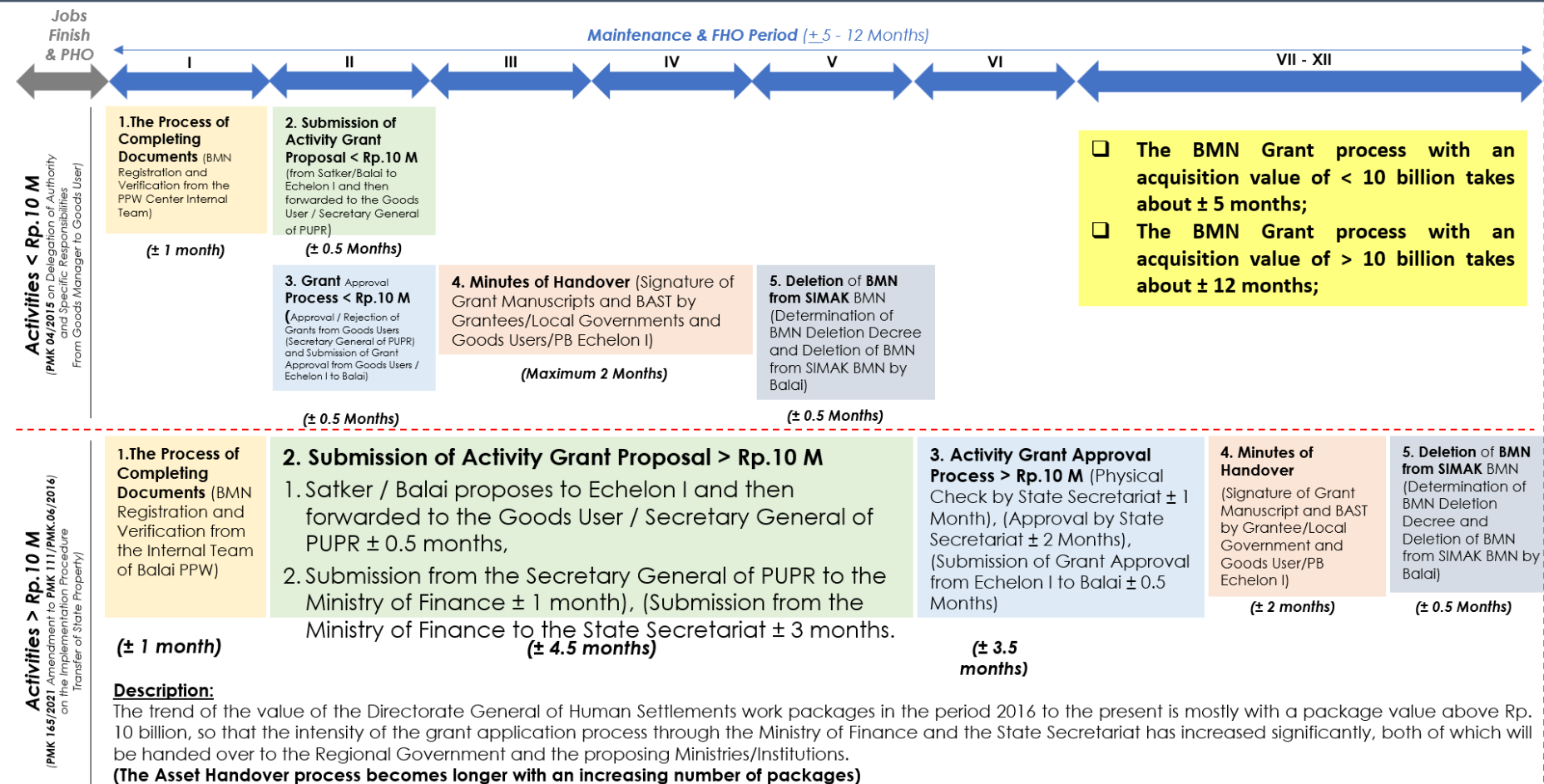
### **Stages and Timeline of CSRRP-PUPR BMN Grant Handover Process**

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

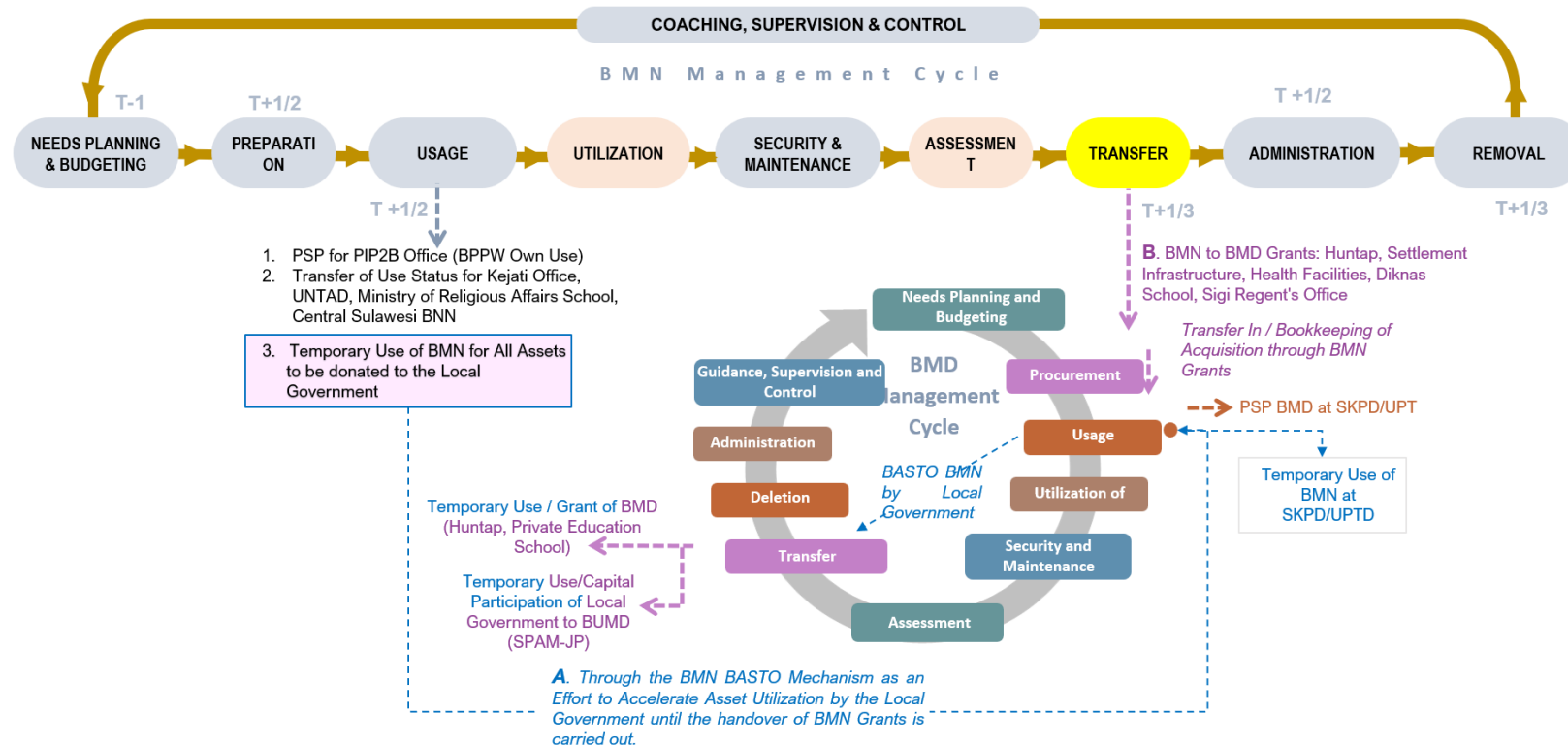


Source: Exposure Material "Governance of Handover and Disposal of State Owned Property" by SEKRETARIS DIREKTORAT JENDERAL CIPTA KARYA, at the Meeting on Handover of BMN-NSUP KOTAKU Assets, November 2022

Figure 12. 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 13. 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 implements 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

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.

### 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.

Broadly speaking, the mechanism for transferring assets resulting from using BPM ISL CSRRP can be described as shown below.

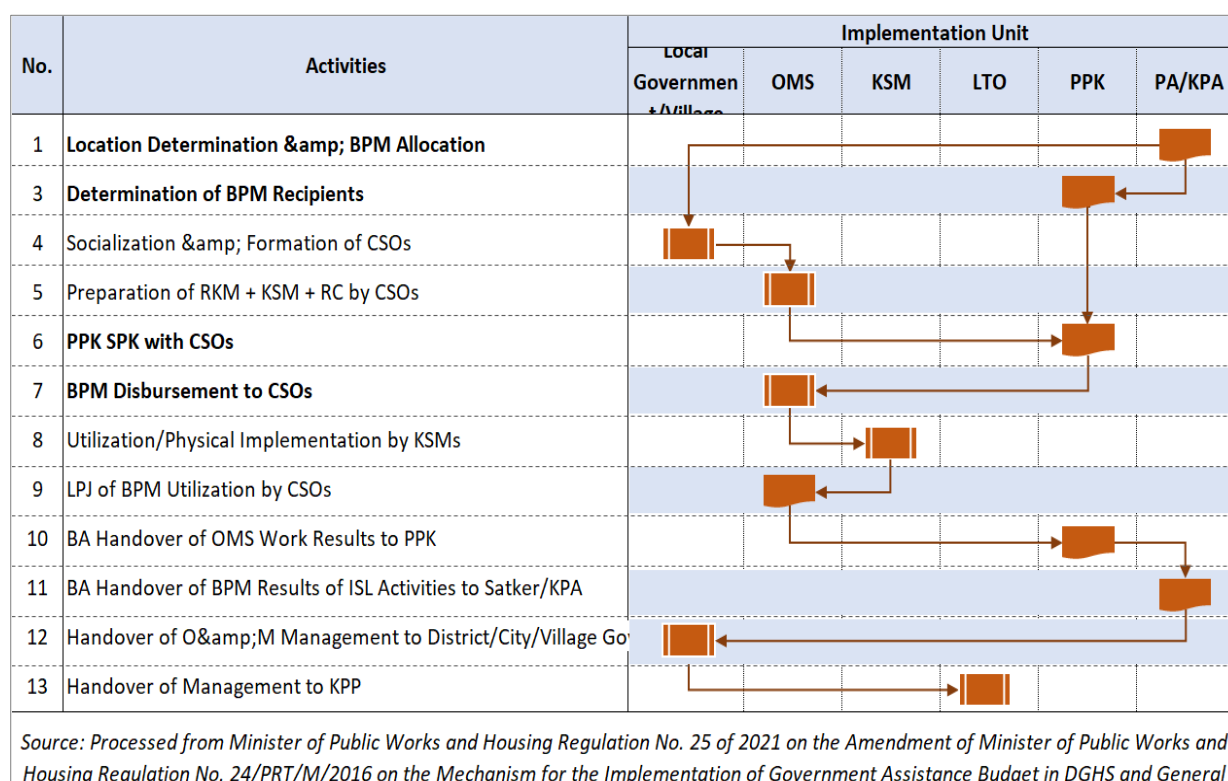


Figure 14. Mechanism of BPM Provision to ISL-CSRRP CSOs

### 4.1.4. Recipient and 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 11. Final Recipient by way of CSRRP BMN Usage**

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 12. Final Recipient and how CSRRP BMD is used/transferred**

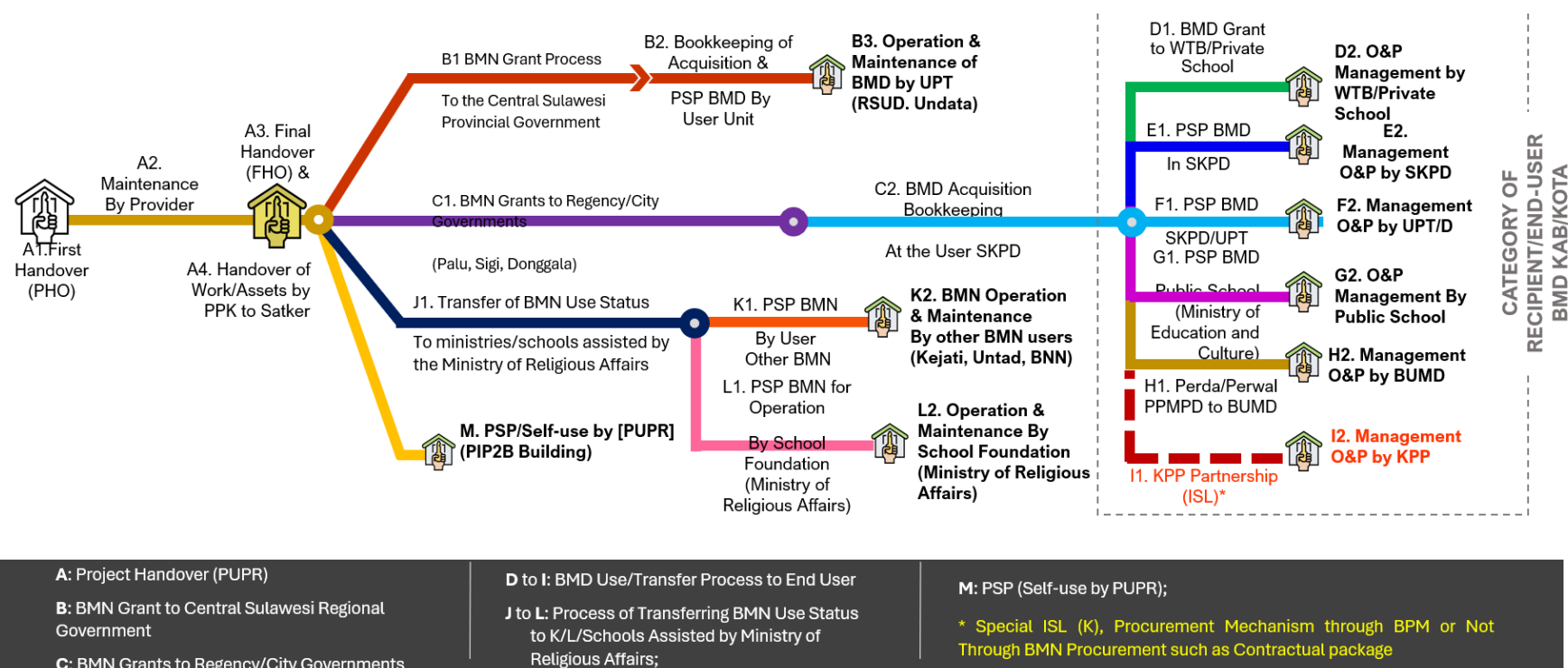
No.	Final-Recipient	How to use/transfer	Final Ownership Status of Assets	Assets Received
1.	BUMD	Capital Participation of Regional Government to BUMD	PDAM	SPAM (IPA, JDU, Reservoir, SR) Non SPAM SBR
2.	UPT/UPTD	PSP BMD	BMD	RSUD Building, Puskesmas Tipo Building, SPAM Sigi, SPALDT Palu
3.	SKPD/Dinas	PSP BMD	BMD	Existing Public Facility Building and Settlement Infrastructure following 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.



## Executive Summary

### Study CSRRP Asset Management Thematic



**Figure 15. 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.



## 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.

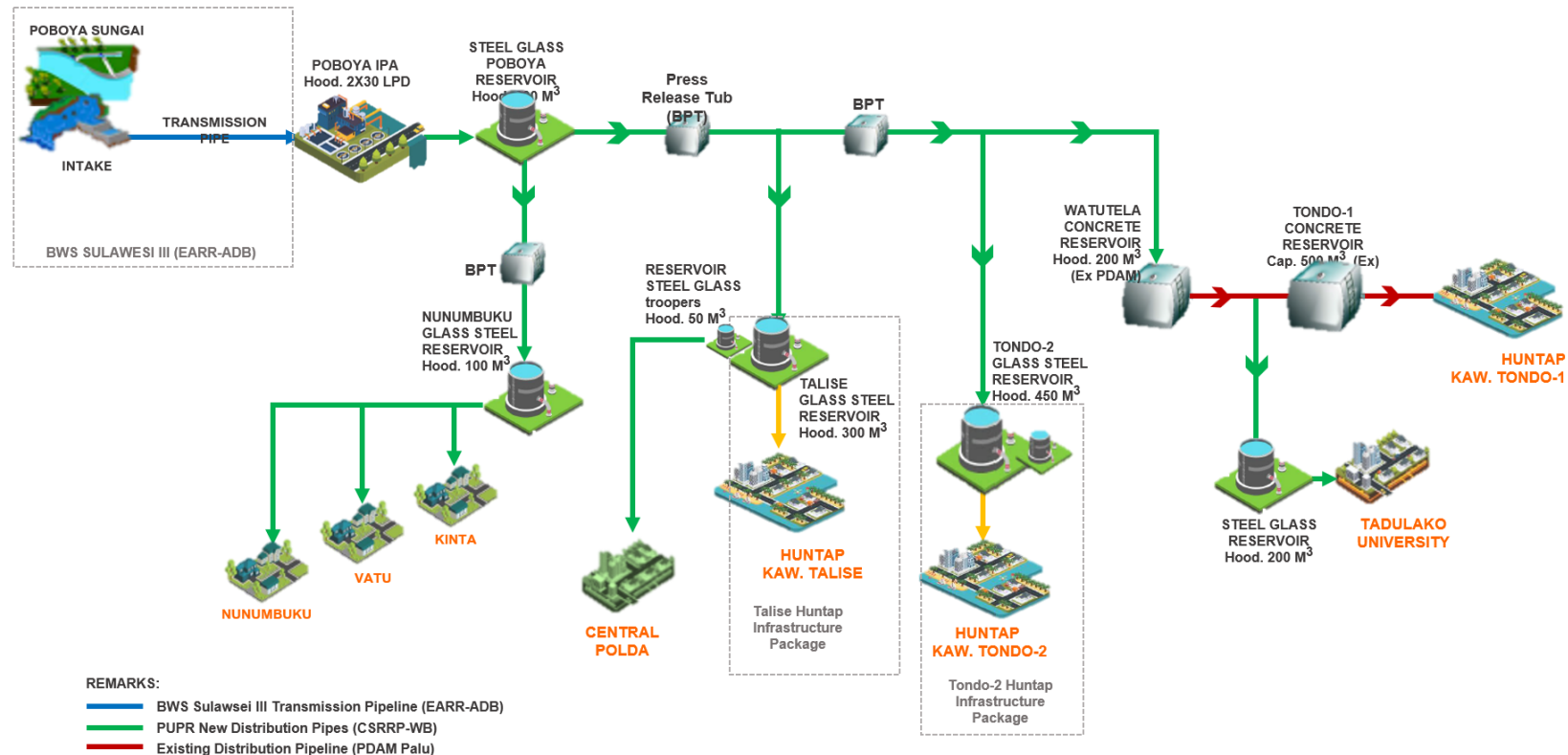
For the 6 categories of end recipients the case locations are spread out through the following work packages:

**Table 13. Work packages for the final recipient category of the 6 case sites**

No.	Final-Recipient Category	Types of Assets Received/Managed	Work Package Source of Asset Procurement
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 &amp; 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	UPT Education Unit SMPN 19 Sigi	Fasdiksar SMPN 19 Sigi	<i>Rehabilitation and Reconstruction of Elementary Education Facilities (Building)</i> 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)



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 16. 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.

#### 4.2.2. Acquisition Status, Type and Cost of Acquisition of BMN Assets in Case of Location

##### Asset Acquisition Status

The status of asset acquisition and schedule of activity implementation for the 6 categories of case sites are presented in the Status and Schedule of Activity Implementation of Case Sites table 14 below.

From the table, 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 Housing 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.

##### Asset Type and Acquisition Cost

Based on the scope of work in each work package as in the contract document, RAB Contract and Plans/Asbuilt drawings and specifications in each package, data collection/identification is carried out which includes: a) Type/Group of Assets b). Volume of Assets / asset components and c, Asset acquisition value (based on Asset Procurement Contract Value).

The types of assets and acquisition costs of CSRRP BMN Assets in the Location Case are described in Table 14 below.



**Table 14. 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	9	10	
PDAM Palu/SPAM IPA 2x30 LPD  Poboaya, Palu	Construction of Water Treatment Plant 2x30 L/s for Huntap 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					ConstructionPeriod																maintenanceperiod																			
	Related Activities																																															
	Works For Huntap 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					ConstructionPeriod																maintenanceperiod																			
	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					ConstructionPeriod																maintenanceperiod																			
	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	ConstructionPeriod				maintenanceperiod																																			
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	ConstructionPeriod				maintenanceperiod																																			
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					maintenanceperiod																																			
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	ConstructionPeriod				maintenanceperiod																																			
	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					ConstructionPeriod																maintenanceperiod																			
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					maintenanceperiod																																			
	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					ConstructionPeriod																maintenanceperiod																			
KPP ISL Tompe Village Partnership	Local Scale Infrastructure	19/05/22	23/07/24	88,51%	N/A	N/A	N/A	N/A					ConstructionPeriod																																			

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.



**Table 15. Asset Type, Acquisition Cost of Each Category of Stakeholder Case Location**

No.	Category of Final Recipient (Manager)	Asset Type	Asset Acquisition Value (Rp)	Breakdown of Asset Components
1.	PDAM/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.	UPTD Wastewater Treatment UPTD Palu City	SPALD-T Huntap Talise Zone-1	9.553 billion	1 IPALD-T unit; 5,615 meters of Collection Pipe; 382 SR units
		SPALD-T Huntap Talise Zone-2	8.057 billion	1 IPALD-T unit; 4,224 meters of Collection Pipe; 311 SR units



No.	Category of Final Recipient (Manager)	Asset Type	Asset Acquisition Value (Rp)	Breakdown of Asset Components
3.	Sigi District Environment Office	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.	UPT Education Unit 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.	Resident WTB Individuals	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.	KPP ISL Tompe Village	Environmental Infrastructure (ISL)	2 Billion	1,833 meters of concrete rebate road; ► Drainage 385 meters and 5 units of plug plate; ► Talud 380 meters,



### 4.2.3. Recipient Stakeholders on Location Cases

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).

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

**Table 16. CSRRP Asset Beneficiaries at 6 Case Sites**

Category of Stakeholders	Asset Type	Asset Ownership		Asset Manager/User	
		Existing	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



#### 4.2.4. BMN Grant Status Progress

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 17. 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
<b>I</b>	<b>Preparation of BMN Asset Grant Administration</b>					
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
<b>II</b>	<b>Submission of Grant Application by BPPW/BP2P to PUPR (Echelon-1)</b>	Not yet	Not yet	Not yet	Not yet	Not yet
<b>II I</b>	<b>Approval of BMN Grants, Agreements &amp; BAST Grants to Local Government</b>	Not yet	Not yet	Not yet	Not yet	Not yet
<b>IV</b>	<b>BMN Deletion &amp; BMD Asset Bookkeeping</b>	Not yet	Not yet	Not yet	Not yet	Not yet



#### 4.2.5. 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 some assets will be used by SKPD/UPTD 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 in accordance with 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

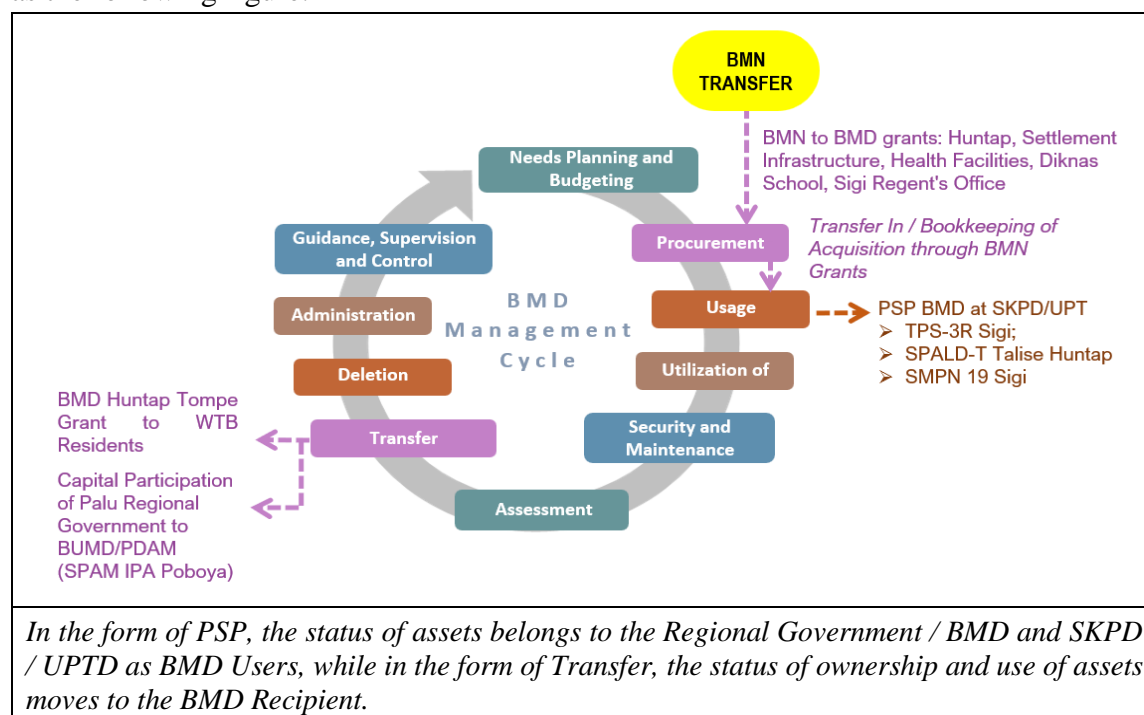
For BMD assets whose utilization is not required in accordance with the SKPD/UPTD duties and / or because the designation according to the purpose of the BMN grant is for the Community / Private Education Institution (assisted by Dikbud), a handover will be carried out by means of grants or regional 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 assets are obtained by the Local Government 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 Huntap Post-Disaster Special House.
- 2) Regional Capital Participation to BUMD, for Settlement Infrastructure SPAM IPA 2x30 LPD Poboya Palu City after being acquired 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 17. Illustration of Transfer and Use of BMD**

#### 4.2.6. 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 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

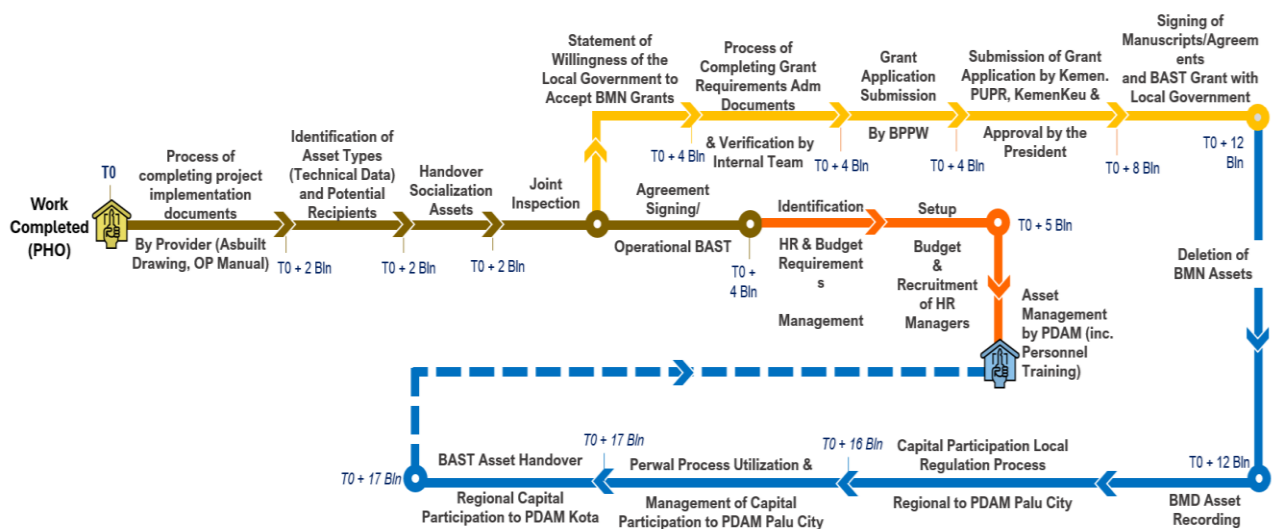


the expectations of the BPPW BMN Team where the main challenge of the BMN Team also lies in the preparation stage.

This synchronisation and integration can be applied to contractual activities that have not been implemented in 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 18. 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.

#### 4.2.7. Transition Period of Handover Process on Site Case

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, who is obliged to provide operational and maintenance costs and implement BMN management.

With reference to the timing of the BASTO process in CSRRP packages that have been completed, such as the Duyu IPA SPAM package in Palu City with a 4-month BASTO process, the transition period and implementation of BASTO for the Poboya IPA SPAM Asset with an asset value of > 10 billion and a maintenance period of 12 months (Type-1), and SPALDT Huntap Talise with an asset value of < 10 billion and a maintenance period of 12 months (Type-2), the implementation of the BASTO Strategy during the transition period can be illustrated as shown below.

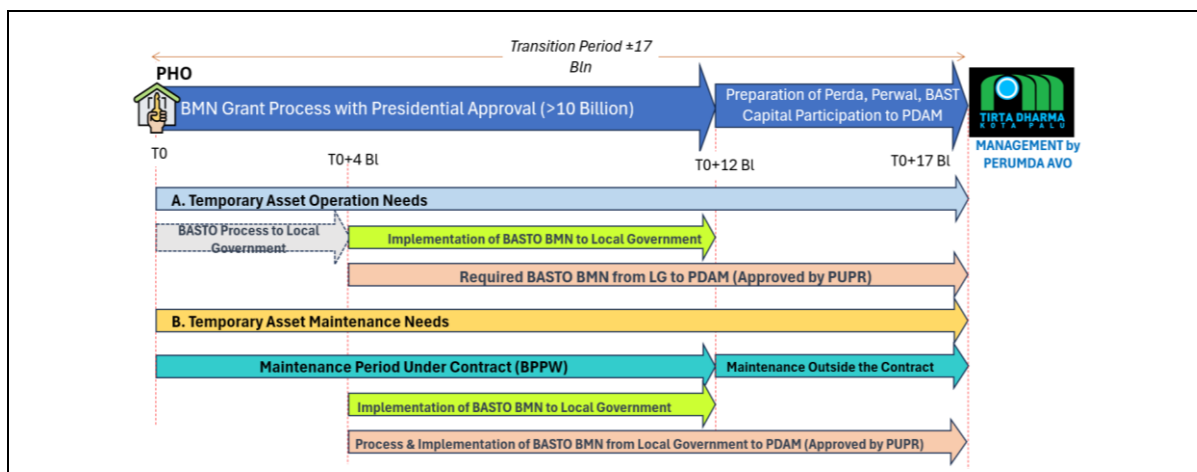


Figure 19. BASTO Implementation for Handover Process GAP Vs Type-1 Basic Service Needs

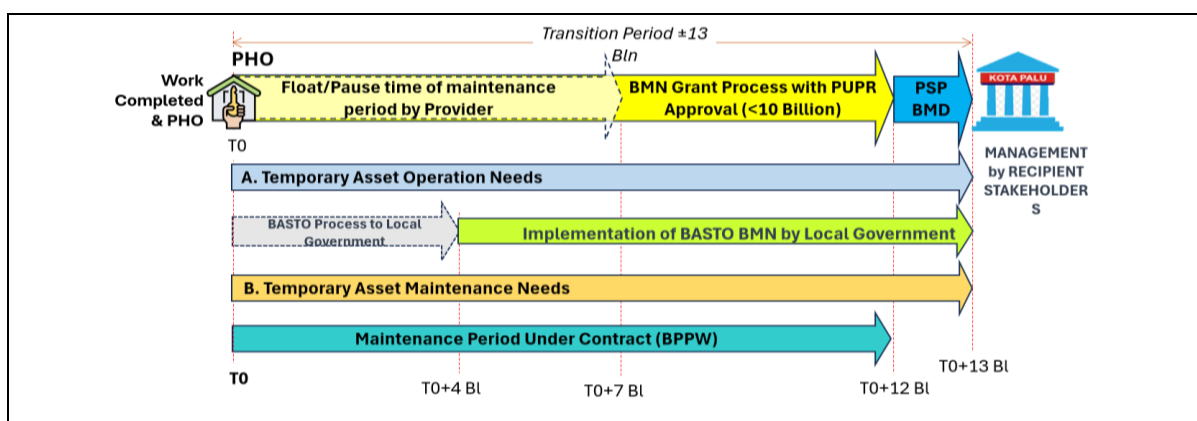


Figure 20. BASTO Implementation for Handover Process GAP Vs Basic Service Needs, Type-2

From the approach in the two figures above at the case locations, the length of the transition period and the potential time to accelerate asset operation through BASTO for the 6 case locations can be seen in the following table.

**Table 18. Accelerated Time to Manage Assets Through BASTO Against Grant**

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):					
➤ 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;					
➤ 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;					
➤ Time to start the BMN Grant Submission Process begins at the same time as the post PHO BASTO Process					

#### 4.3. 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, etc.

##### 4.3.1. Readiness of Local Government to Receive, Maintain, Operate and Develop Assets of BUMD Recipient Category and UPTD Recipient Category

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 but, 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, looking at aspects:

- Institutional/regulatory aspects that exist as a legal basis for receiving assets, and
- 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 do not stand alone, 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-section.



**Table 19. 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"> <li>- 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.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- 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.</li> </ul>
UPTD-UPTD Wastewater Treatment	SPALDT Huntap Talise Palu City	<ul style="list-style-type: none"> <li>- 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;</li> <li>- 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</li> </ul>	<ul style="list-style-type: none"> <li>- 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.</li> </ul>



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"> <li>- 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.</li> <li>- 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;</li> </ul>	- 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"> <li>- 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;</li> <li>- 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.</li> </ul>	- 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 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"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- The management of Post-Disaster Special Houses is the responsibility of each Resident WTB.</li> </ul>
KPP-ISL Partnership	ISL Tompe Village, Donggala	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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;</li> </ul>	<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 the SMPN 19 Sigi Fasdiksar.			



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

#### 4.3.2. 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 are generally not yet 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 both through BASTO and BMN Grants have not yet begun.

In general, the policy/regulation aspect readiness for the Local Government as the Initial Recipient [Cq. Dinas PU Kota Palu], BUMD-PDAM and UPTD Wastewater Treatment of Palu City is described as in table 20. In addition to the two tables, figure 21 presents the Readiness of the Local Government Regarding the Timing of Activities which shows that only the institutional aspects are ready, while the asset handover activities are only PBG arrangements that are in process while other activities are still not/processing.

**Table 20. 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"> <li>- 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 Devices: The Public Works Agency organizes basic services in the field of Clean Drinking Water and basic services in the field of Domestic Wastewater;</li> <li>- 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</li> </ul>



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"> <li>- In the implementation of SPAM &amp; 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.</li> </ul>
BUMD-PDAM Palu City	<ul style="list-style-type: none"> <li>- 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;</li> <li>- 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;</li> <li>- 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);</li> </ul>
UPTD-UPTD Wastewater Treatment of Palu City	<ul style="list-style-type: none"> <li>- 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.</li> <li>- The existing UPTD Organizational Structure and Tupoksi still focus on the provision of desludging and treatment at the IPLT. There is no SPALD-T management that covers operation, maintenance and development starting from the service unit, collection and treatment at the IPALD;</li> </ul>

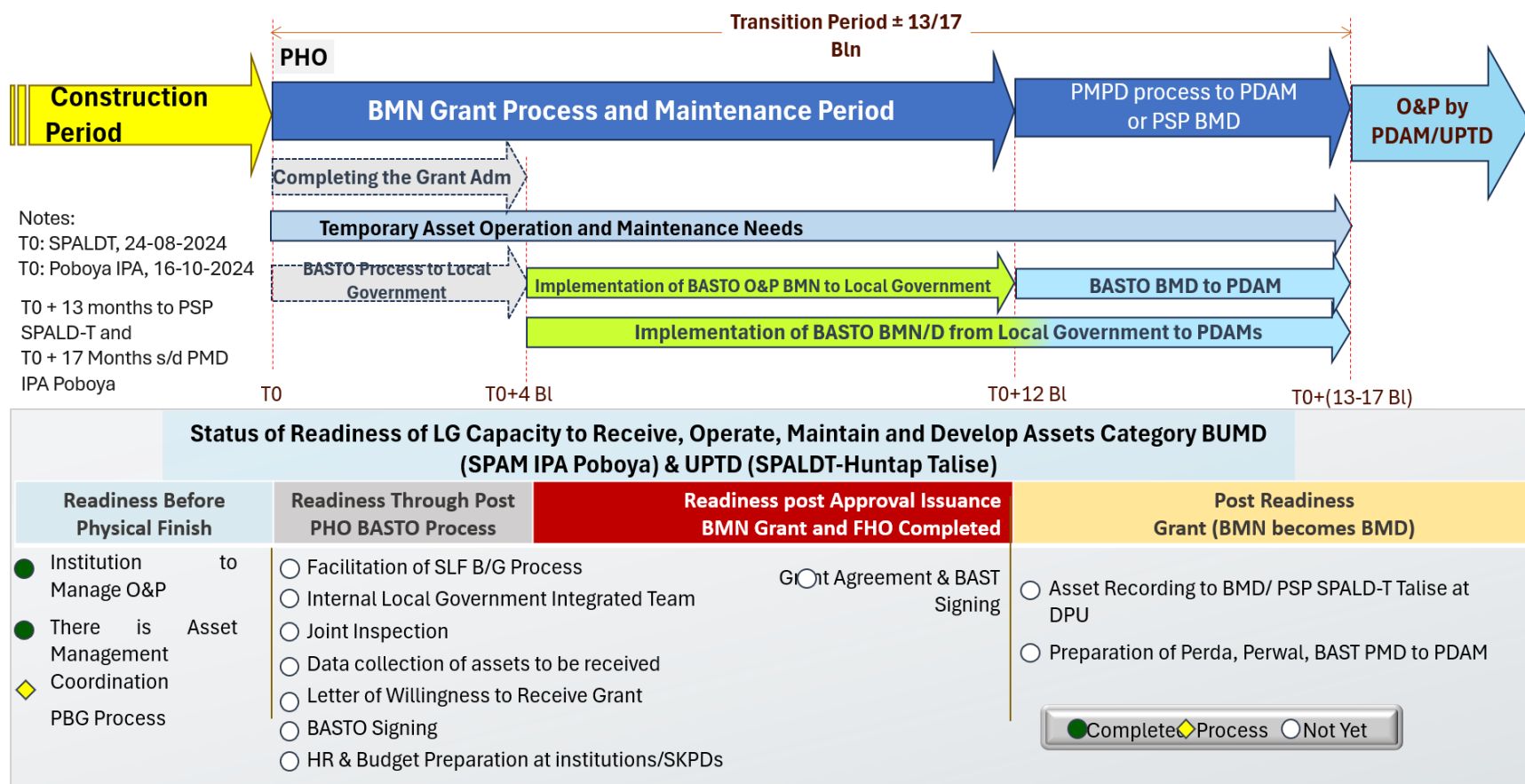
**Table 21. Readiness of Asset Handover for Local Government, BUMD and UPTD to Receive Assets**

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	



No.	Preparation Activities for Receiving Assets	BUMD Recipient Category (SPAM IPA Poboya Palu)	UPTD Recipient Category (SPALD-T Huntap Talise Palu)
4	SLF B/G facilitation	Not yet, SPLF has been prepared by TMC-1, Submission is waiting for PBG to be Issued	
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 Grant Inventory of assets 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	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 21. Illustration of Readiness of Local Government Capacity Related to Timing of Activities to Receive, Maintain, Operate and Develop Assets Category of BUMD and UPTD Recipients**



### 4.3.3. 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 22. 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"> <li>- Budget is not yet available, estimated O&amp;P cost requirement is Rp. 880 million/year or about Rp. 73 million/month;</li> <li>- Potential sources of funds to finance OPP SPAM IPA Poboya can include PDAM Capital, PMPD in the form of Money and Retribution / customer tariffs;</li> <li>- Existing PDAM capital, especially chemicals for water treatment needs during the BASTO period, will optimize existing materials;</li> <li>- 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;</li> <li>- There is already a Perwal of Palu City regarding the Determination of Drinking Water Tariff of PDAM Palu.</li> </ul>	<ul style="list-style-type: none"> <li>- Budget is not yet available, estimated O&amp;P cost requirement is Rp. 151 million/year or about Rp. 12 million/month;</li> <li>- The potential source of funds to finance the SPALD-T Huntap Talise OP comes from the APBD;</li> <li>- 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;</li> <li>- There is no determination of retribution/fees for SR SPALDT customers by the local government of Palu City.</li> </ul>
HR Availability	<ul style="list-style-type: none"> <li>- There are already 56 existing employees of PDAM Palu City, including the Engineering Section of 19 people and the Administration &amp; 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 Operators are needed to cover the management of SPAM IPA</li> </ul>	<ul style="list-style-type: none"> <li>- 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;</li> <li>- Existing employees do not have experience managing SPALDT (a new thing for UPTD);</li> <li>- No human resources are yet available for the management of the SPALD-T that will be received. It is estimated that approximately 3</li> </ul>





Aspects	Readiness of BUMD Recipient Category (SPAM IPA Poboya Palu)	Readiness of UPTD Recipient Category (SPALD-T Huntap Talise Palu)
	Poboya including Intake + Raw Water Transmission Network from BWS.	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><b>Linkage to Raw Water from the EARR-ADB project at Poboya Water Treatment Plant:</b> 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>		

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

The Sigi Regional Government will receive the TPS-3R Huntap Pombewe and SMPN 19 Sigi Building assets 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 22 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 23. 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"> <li>- The local government of Sigi already has 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;</li> <li>- 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;</li> <li>- 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"> <li>✓ 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.</li> <li>✓ As Operator (rowing), carry out management of TPS-3R operation and maintenance activities;</li> </ul> </li> </ul>
Sigi Education and Culture Office	<ul style="list-style-type: none"> <li>- 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;</li> <li>- 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 in elementary and junior high schools;</li> </ul>
Manager of SMPN 19 Sigi	<ul style="list-style-type: none"> <li>- 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;</li> <li>- 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</li> </ul>

**Table 24. 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 Manager 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 LH Office, 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 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.	



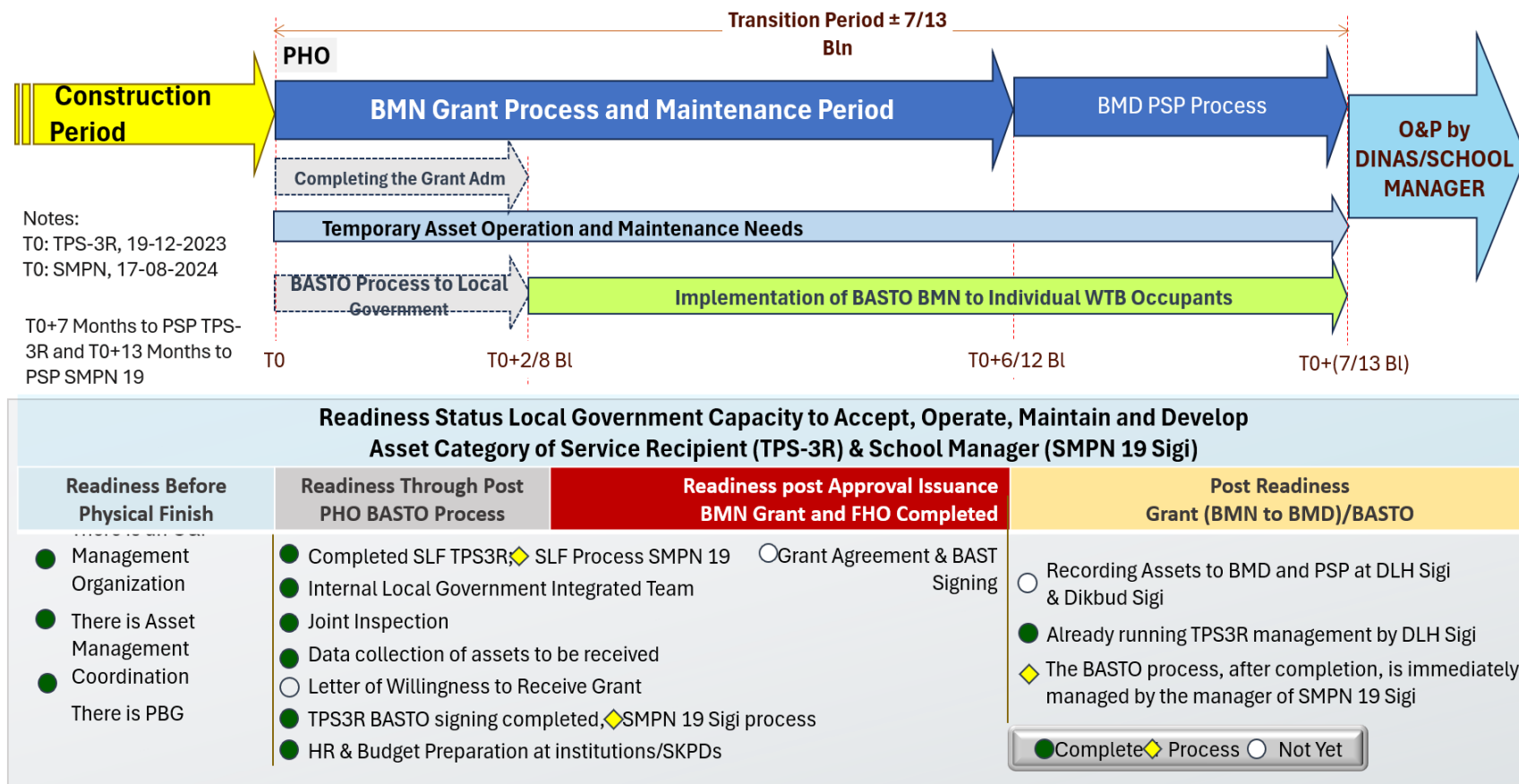


Figure 22. Illustration of the Readiness of Local Government Capacity Related to the Timing of Activities to Receive, Maintain, Operate and Develop Assets Categories of Office Recipients and School Managers

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

Dinas-DLH Sigi **has managed** 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 25. 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"> <li>- Already available from the DLH Sigi Routine APBD of Rp. 89.8 Million for 2024;</li> <li>- For Retribution to Residents, DLH Sigi has not yet implemented;</li> </ul>	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"> <li>- There are already 4 collection operators contracted by DLH Sigi and 4 waste sorting operators will be added.</li> </ul>	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	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. The implementation of sorting activities as a collective effort and composting at TPS3R are being prepared,	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> </ul>



#### 4.3.6. Readiness of Donggala Local Government and Individuals to Receive Assets

Donggala Regional Government [Cq. Dinas Perkimtan] will receive the 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 has 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. The Readiness in the policy/regulation aspect for the Local Government as the Initial Recipient [Cq. Dinas Perkimtan] and Individuals [WTB Penghuni] is described in table 26. In addition to these two tables, Figure 23 presents the Readiness of the Local Government Regarding the Time of Activities, which shows that through the BASTO Process that has been completed, the occupancy process by WTB Penghuni has been followed. 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 26. 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"> <li>- 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;</li> <li>- Perbup 44 of 2017 concerning Duties, Functions and Work Procedures of the Donggala Perkimtan Service has the function of organizing Regional Government affairs in the Housing Sector in the Provision and Implementation Section.</li> <li>- 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.</li> <li>- 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.</li> </ul>
WTB Special House Residents	<ul style="list-style-type: none"> <li>- Decree of the Governor of Central Sulawesi Number: 360/034/BPBD/-G.ST/2019 concerning Determination of Criteria for the Rights of Disaster</li> </ul>





Grant Asset Recipient	Institutional/Regulatory Readiness
	<p>Victims of the 2018 Central Sulawesi Province Earthquake, Tsunami and Liquefaction, SECOND DIKTUM, stipulates the criteria for WTB who will get Huntap assistance;</p> <ul style="list-style-type: none"> <li>- 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;</li> <li>- Operation and maintenance of the house are the responsibility of each resident of WTB.</li> </ul>

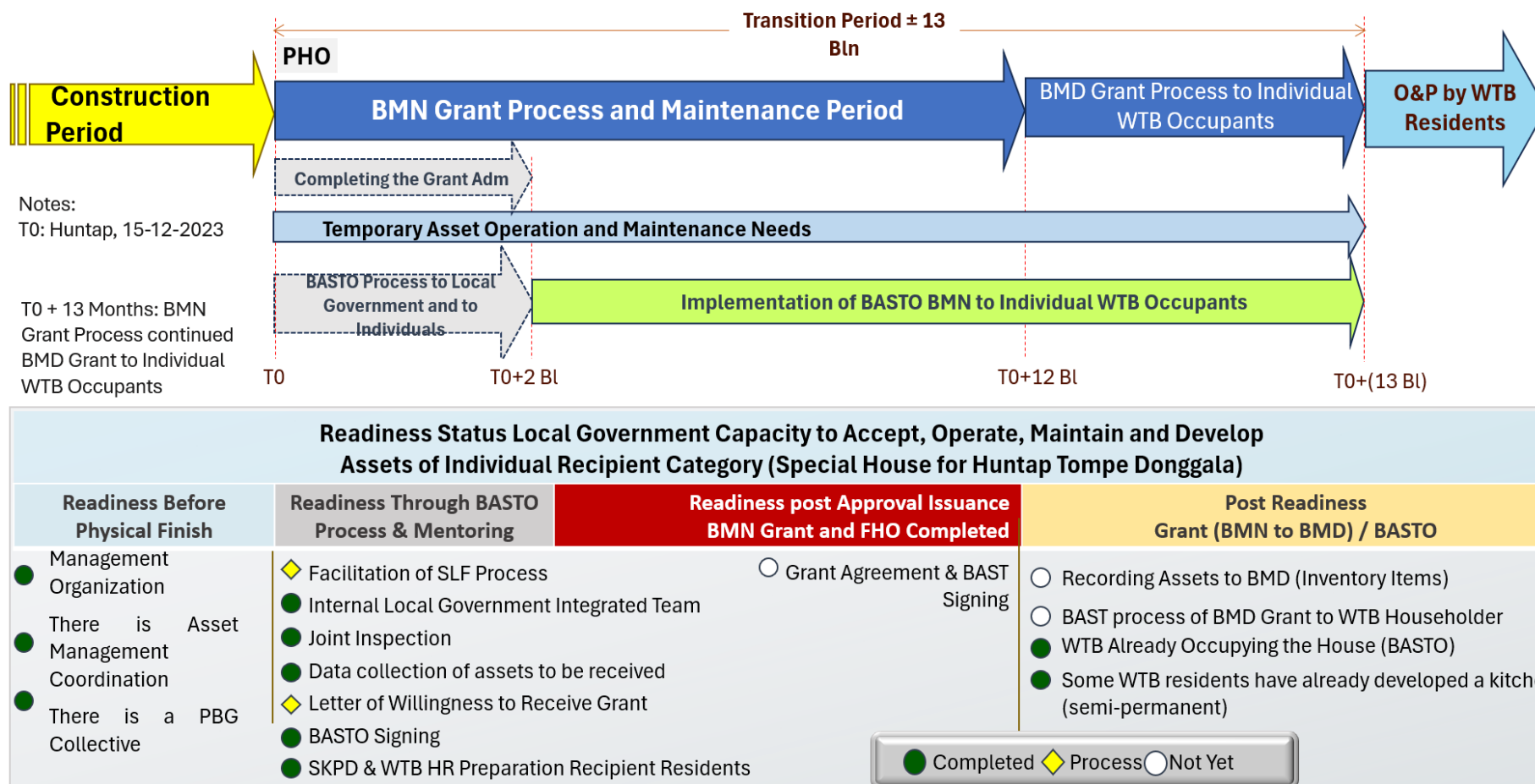
**Table 27. Readiness of Asset Handover for Local Governments and Individuals to Receive Special Housing Assets for Tompe Huntap**

No.	Preparation Activities for Receiving Assets	Category of Individual Recipients-WTB Residents (Special House Huntap Tompe)
1	Final Receiving Institution	Individuals-WTB Residents of 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.
10	Inventory/Collection of assets to be received from PUPR	Completed through the Inspection Process for BASTO Huntap Tompe. After Grant Inventory of assets will be registered by BPKAD (BMD Inventory)



No.	Preparation Activities for Receiving Assets	Category of Individual Recipients-WTB Residents (Special House Huntap Tompe)
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 Perkimtan 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 23. Illustration of Readiness of Local Government Capacity Related to Timing of Activities to Receive, Maintain, Operate and Develop Assets Category of Individual Recipients**



### 4.3.7. 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, the implementation of O&M management 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 or 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 28. The readiness in the Asset Handover Preparation Aspect is outlined in table 29. 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 28. 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"> <li>- 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;</li> <li>- Tompe Village ISL activities are an asset of Tompe Village;</li> <li>- 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.</li> </ul>
ISL LTO	<ul style="list-style-type: none"> <li>- 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;</li> <li>- Establishment of LTOs as per ISL-CSRRP POS "Established for each work package" to carry out post-construction O&amp;M management;</li> <li>- 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 &amp; Talud KPP, Dsn 1&amp;2); Decker Plate KPP, Dsn 1&amp;2; Rabet-1 Road KPP, Dsn-2) and Rabat-2 Road KPP, Dsn 1&amp;2). Each KPP has an Executive Board consisting of a Chairman, Secretary, Treasurer and Members;</li> <li>- 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&amp;P after all physical works are completed (around July-August 2024);</li> <li>- 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;</li> <li>- 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&amp;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&amp;P Activities and KPP Reporting;</li> </ul>

**Table 29. 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 Officer.



No.	Preparation Activities for Receiving Assets	KPP-ISL Partnership Recipient Categories (ISL-CSRRP)
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 BMDs	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.

#### 4.3.8. Readiness of Individual WTB Tenants 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 30. 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	<ul style="list-style-type: none"> <li>- The Tompe Post-Disaster Special House becomes the property of individual PAPs, so the cost of Asset Management is the responsibility of each PAP.</li> <li>- In the Tompe Shelter Occupancy process, each of the PAPs moved into the house from the temporary shelter at their own expense;</li> <li>- WTB The residents of the Tompe Huntap Special House are dominated by people with low income (&lt;1.5 million per month) as much as 67% and 12% have no income and the remaining 22% have a middle income.</li> </ul>	<ul style="list-style-type: none"> <li>- Tompe Village ISL includes Drainage and Neighborhood Roads including complementary structures such as plug plates and Taluds, which are types of infrastructure that do not require initial costs to use (such as electricity, clean water).</li> <li>- The financing needs of LTO activities will generally cover LTO operational costs, maintenance and asset development (if required).</li> <li>- 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</li> </ul>





Aspects	Readiness of Individual Recipient Category (Tompe Huntap House)	Readiness of KPP-ISL Partnership Recipient Categories (ISL Tompe Village)
		<p>parties and how to obtain them, including the form of community self-help.</p> <ul style="list-style-type: none"> <li>- There is no budget available for LTO operations or agreed joint rules supporting the maintenance needs of both the LTO and the Tompe Village Government / Donggala Regional Government.</li> </ul>
HR Availability	<ul style="list-style-type: none"> <li>- 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;</li> <li>- The average number of residents of the Tompe shelter is 3-4 people per household.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- 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.</li> <li>- The KPP institutional concept is still a preliminary draft. Finalization of the plan will be further discussed and determined through community consultation regarding ISL O&amp;P after all physical works are completed (around August 2024).</li> </ul>
HR Capacity Development	<ul style="list-style-type: none"> <li>- 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 Perkintan] and facilitators through socialization activities and thematic meetings.</li> <li>- 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.</li> <li>- 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</li> </ul>	<ul style="list-style-type: none"> <li>- The preparation of community/KPP capacity to manage ISL O&amp;P is facilitated through a series of mentoring activities by the mentoring facilitator together with the local government [Cq. Dinas Perkintan].</li> <li>- 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.</li> <li>- 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;</li> <li>- In addition to the involvement of the community / KPP in the process of project activities, in the future, after the</li> </ul>



Aspects	Readiness of Individual Recipient Category (Tompe Huntap House)	Readiness of KPP-ISL Partnership Recipient Categories (ISL Tompe Village)
	<p>occupy the house and maintaining and developing the house.</p> <ul style="list-style-type: none"> <li>- In 2025/at the end of 2024, the Dinas Perkintan will develop an SOP for RTG development through a consultant that will later be socialized to all WTB residents.</li> </ul>	<p>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.</p>
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.

#### 4.4. CSRRP Asset Management Challenges

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

- 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;
- Limitations of the BASTO Assistance Team by PMC / BPPW BMN Team;
- 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;
- 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;
- 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;
- 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 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 by 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.

#### **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. For the sake of legal certainty over CSRRP assets in the future, the Local Government must carry out PSP BMD after BMN grants and/or Regional Regulations and Local Government Capital Participation Regulations to PDAMs. If this can be implemented, utilization and maintenance management (including development if needed) will 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, this needs to be anticipated by the Regional Government so that it is not misused by residents 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 the maintenance and development management cannot be carried out 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 in advance 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 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 leases, cooperation in utilization, and cooperation in providing infrastructure per 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.

#### **4.4.4. Affordability Challenges of Public Service Tariffs/Retributions at Huntap Sites**

There are challenges to the affordability of Public Service Tariffs/Retributions in the context of utilizing CSRRP Infrastructure at the shelter locations. Some of these challenges are:

- 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 effort 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 per 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 to make tariff adjustments. 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, 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 a retribution tariff has 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 31. Expenditure Assumptions for Retribution/Service Fees**

% Number of HHs Talise Huntap	HH Income per Month (Rp)	% Retribution on Revenue	<b>Remarks / Notes:</b>
5,10%	> 5.000.000	5,8%	Assumed Expenditure for Retribution/Service per household/month amounted to Rp. 288,500, including: Drinking Water Rp. 35,500 (according 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).
38,30%	2,100,000 to 5,000,000	13,7%	
47,90%	500,000 to 2,000,000	28,9%	
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  $\leq$  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  $\leq$  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 SPALDT-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**

- a) 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;
- b) 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;
- c) 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;



- d) 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;

**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.

