

(Official Translation)

DOCUMENT OF LAND ACQUISITION AND RESETTLEMENT ACTION PLAN
(LARAP)
OF POWER STATION DEVELOPMENT PROJECT 150 kV SEPATAN Ext.
INDONESIAN SECOND POWER TRANSMISSION DEVELOPMENT
(IPDT2) GROUP 2

August 2016

PT. PLN (Persero) WESTERN JAVA POWER STATION DEVELOPMENT UNIT

1. Project Description

The purpose of Development of IPDT2 (Indonesian Second Power Transmission Development) Group 2 is to fulfill the increase of electricity demand and to increase access to electricity sustainably, by strengthening and increasing transmission network capacity of 150kV and 500 kV electricity in Sumatera, Java-Bali, Kalimantan and Sulawesi.

This is a continued project of the running Project of Indonesian Second Power Transmission Development (IPTD2 Group 1). Three components of IPTD-2 Group 2 will support the infrastructure and require Environment and Social protection guidance: 1) development of 150kV and 500 kV power station in Java-Bali System, 2) development of 150kV and 500 kV power station in Sumatera, 3) development of 150kV and 500 kV power station in Kalimantan and 4) development of 150kV and 500 kV power station in Sulawesi.

Component 1: Development of 150 kV Power Station in Java-Bali Area

In this component, a number of selected 150/20 kV and 500/150 kV power station in Java-Bali will be developed by adding one or more transformers and other related

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instrumentations in each power station; to replace one or two old transformers with the new ones and any related instrumentations with larger capacity. There is one power station that needs area expansion, so that it needs such an additional work namely land clearance and land development. These power stations are located in Java and Bali islands.

Component 2: Development of 150 kV Power Station in Sumatera Area

In this component, a number of 150/20 kV power station in Sumatera will be developed by adding one or more new transformers and any related instrumentation in each power station or to replace one or more old transformers with the new ones and any related transformers with larger capacity.

Component 3: Development of 150 kV Power Station in Kalimantan Area

In this component, a number of 150/20 kV power station in Kalimantan will be developed by adding one or more new transformers and any related instrumentation in each power station or to replace one or more old transformers with the new ones and any related transformers with

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larger capacity. These power stations are located in South Kalimantan.

Component 4: Development of 150 kV Power Station in Sulawesi Area

In this component, a number of 150/20 kV power stations in Sulawesi will be developed by adding one or more new transformers and any related instrumentation in each substation or to replace one or more old transformers with the new ones and any related transformers with larger capacity. These power stations are located in Central Sulawesi and Southeast Sulawesi.

2. Location of Project

Location of 150kV Power Station of Sepatan Ext. is in Pisangan Jaya Village, Sepatan Sub-Regency, Tangerang Regency, Banten Province.

3. Type of Work

Work of GI 150 kV development that includes Expansion of GI Sepatan.

4. Land Requirement

For development of GI 150 kV Sepatan Ext. it is needed land procurement with the covering area of 5,000 m²

consisting of Switchyard (100x50) and 2 tower footprint (@ 30mx20m) on the land of PLN.

5. Inventory of Residents and Project-Impacted Lands

The total land area needed for the expansion of GI 150 kV Sepatan Ext. is 5,000 m² consisting of 1 field / plot. All land fields which will be acquired are farmlands in the form of rice fields owned by individual.

Such land is owned by 1 land owner under the evidence of land ownership in the form of Property Right Certificate. The land owner is not a resident who is economically and politically weak and his main income is not from the said land product. If there are remaining lands and it will not have economic value/not productive, PLN will acquire the remaining land.

There is such an option of compensation which allows the land owner to choose the replacement land, but in general land owners prefer to be paid in cash as the replacement of the lost land.

6. Ownership status of land/building

Currently, land ownership status owned by the residents is certified property rights. This can be proven from the copies of land certificate and statement of local head

village. The land is registered on behalf of Sopian Jafar.

7. Function of land/building impacted by project

Majority of land which will be acquired are the farmlands in the form of individual rice fields. There are no buildings on such lands.

8. Plants/trees impacted by project

All plants impacted by the expansion of project of GI 150 kV Sepatan Ext. will be cleared. The plant inventory will be conducted based on the Compensation Standard of Plants Impacted by Project pursuant to Decree of Local Government. Assessment of Compensation upon the plants will be performed by Public Appraisal Service / KJPP.

9. Land Price

Determination of amount of compensation upon the land will be performed by Public Appraisal Service / KJPP appointed by PLN. Hence, by referring to the result of research amount of land value, PLN will use the appraisal result as the reference. By referring to the result of KJPP appraisal which was conducted based on Indonesian Appraisal Standard 2016, it is expected that the value obtained by the community shall be a reasonable value that accommodate the community's social and economic

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consideration and the residents can obtain again land with equivalent value with the land owned previously.

The Taxable Object Market Value (NJOP) for the lands impacted by project are presented in the table as follows:

Table 3.1 Information of Land NJPO Price in project location

	NJOP Price (Rp) /m ²
Land	500,000

Description:

- Estimation of NJOP Price is obtained from Internet

10. Price of Plant

In stipulating the value of plant compensation on the land which will be used as GI location will be used the appraisal result by Public Appraisal Service / KJPP as the abovementioned assessment. PLN (Persero) will remain to carry out negotiation concerning price of plant to the residents whose plants are impacted by the project.

11. Certification

All lands of GI 150 kV Sepatan Ext. will be certified after all processes of land clearance have been conducted. This process will be under responsibility of PT. PLN (Persero), in which this process will be carried out by the Notary who shall be appointed by PT. PLN

(Persero), within no longer than 12 months as of the land acquisition.

12. CONSULTATION AND NEGOTIATION PROCESSES

Initial socialization regarding the project has been carried out by public meeting in the relevant districts/villages. The meeting is held by the Land Acquisition Team of PT. PLN (Persero) UIP JBB. The meeting will be attended by village government apparatus, the residents impacted, the society in general and PT. PLN (Persero). Initial survey to individual land owners which will be possibly impacted by project will be conducted by PLN to obtain initial data on the assets impacted.

Consultation with the residents whose assets are possibly impacted will be carried out. Thereafter, inventory upon the land and plants which will be acquired and census survey to the residents impacted by project, is witnessed by the local village government apparatus.

After completing consultation, inventory and census survey to the residents impacted by the project, PT. PLN (Persero) will convene negotiation with the residents impacted by project. The meeting will be facilitated and witnessed by Sub-Regency and village apparatus, before the compensation thereof is performed. This negotiation process shall be based on the appraisal result of KJPP

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upon the land and plants on the location impacted by the development. Thereafter, payment/submission of compensation, shall be in the form of and in the amount of the value in accordance with negotiation result, transparently and by acknowledgement/presented of the apparatus of Sub-Regency and District/village.

As for the consultation with the community, particularly the residents impacted will be conducted until an agreement concerning the form and amount of compensation is reached and will be conducted at sub-regency/village which will be facilitated and witnessed by the apparatus of local village government. All of the meeting results and inventory, including the minute of meeting will be documented and the residents whose assets are impacted by project will obtain the copy of it.

13. Major Institution Engaged

Pursuant to laws and regulations of the Republic of Indonesia, the discretion of PLN in which the major institutions will be engaged in the implementation of LARAP are as follows:

1. Tangerang Regency Government
2. Regency-Level Executive Conference (Muspika)
3. Head Office of PT. PLN (Persero)
4. PT. PLN (Persero) UIP JBB
5. Land Clearance Team PT. PLN (Persero) UIP JBB

6. Land price Appraisal Team / KJPP
7. University as independent institution which will carry out monitoring function and external evaluation.

14. Complaint Handling Mechanism

The process of socialization, participation and consultation with the residents impacted by project is expected to enable it to minimize complaint from community in the future. However, a complaint handling mechanism has been stipulated in order that each resident impacted by project can be served and each complaint or problem arising out can be followed-up properly.

All complaints will be first responded by PT. PLN (Persero) UIP JBB. Any complaints can be delivered in writing to:

PT. PLN (Persero) UIP JBB

Cq. Manager of Communication Law and Land

Jl. Ehave No. 1 Gandul Tel. (021) 7535500, Fax (021)
7535599

Based on the complaint which will be received, PT. PLN (Persero) UIP IBB will carry out such an inspection related to the complaints delivered by the residents impacted by project and subsequently will give response

over such complaints within no later than ten (10) business days commencing from the receipt of complaints.

15. Monitoring and reporting

Monitoring of implementation of land procurement will be conducted internally by PT. PLN. PT. PLN will report every progress concerning LARAP implementation in accordance with the stages planned. If there is any delay or activity implementation that is not in accordance with the schedule, the reason of delay will be the part of report. The monitoring result (progress) of LARAP implementation will be conveyed to World Bank, completed with supporting documents needed, including the recent inventory result of each power station, minute of negotiation result, complaints and the handling, as well as the other information relating to implementation of land acquisition. The progress of implementation of land acquisition will also be the part of Quarterly Progress Report (QPR).

16. IMPLEMENTATION SCHEDULE AND BUDGET OF IMPLEMENTATION OF LAND PROCUREMENT

Schedule of implementation of land procurement is as follows: as attached in enclosure format.

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PT. PLN (Persero) is responsible for the planning of fund allocation and funding for land procurement activity.

Schedule of LARAP implementation is as contained in the table below.

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ATTACHMENT

DOCUMENTATION OF DEVELOPMENT LOCATION PLAN OF SEPATAN POWER STATION

