

SOUTH EAST JO

PROJECT

WORKING PAPERS

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REPORTING
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SOUTH EAST JOHORE DRAFT PROJECT REPORT -
MINUTES OF THE REVIEW GROUP MEETING ON
GENERAL, SOIL AND WATER RESOURCES HELD
ON THE 15TH. OF FEBRUARY, 1971 AT THE
CONSULTANTS' OFFICE, JALAN PETRIE,
JOHORE BAHRU.

I. L. A. YSSELMUIDEN
HUNTING TECH. SERV. LTD.
6 ELSTREWAY
BOREHAM WOOD HERTS., U.K.

Members Present:-

- | | | | |
|-----|-------------------------|---|---|
| 1. | Enche Zakaria b. Sulong | - | Director of Lands & Mines, Johore
(Chairmen) |
| 2. | " W.P. Panton | - | Economic Planning Unit |
| 3. | " Lee Peng Chong | - | Economic Planning Unit |
| 4. | " Wan Don b. Mohamed | - | State Agricultural Officer, Johore |
| 5. | " Pateh Chand | - | Department of Geological Survey |
| 6. | " Ibrahim b. Ahmad | - | Deputy Director of Lands and Mines,
Johore |
| 7. | " Law Wei Min | - | Senior Soil Scientist, Department
of Agriculture |
| 8. | " Chong Koon Kee | - | Ibu Pejabat, Jabatan Kerja Raya,
Kuala Lumpur |
| 9. | " Hamid bin Ahmad | - | Director, Department of Public
Works, Johore |
| 10. | " Tan Kim Bee | - | Representative of the Chief
Inspector of Mines |
| 11. | Tuan Syed Saruat Nasim | - | Inspector of Mines, Johore |
| 12. | Enche Khalid b.A.Rahman | - | Representative of Director of
Agriculture |
| 13. | " S.Nesadurai | - | Asst. Director of Drainage and
Irrigation Dept. K.Lumpur |
| 14. | " Tay Lang Seng | - | Director of D.I.D. Johore |
| 15. | " W. Swinson | - | South East Johore Project |
| 16. | " R.J. Spooner | - | South East Johore Project |
| 17. | " T.Fairley | - | South East Johore Project |
| 18. | " Ysselmuide | - | South East Johore Project |
| 19. | " Abdullah b.Mohamed | - | Assistant Director of Lands and
Mines Johore (Secretary) |

The meeting began at 10.00 a.m. with the Director of Lands & Mines, Johore as Chairman. The Chairman thanked all members present and hoped that they would all participate actively in the ensuing discussions. The Chairman then briefly outlined the Terms of Reference of the Review Group which are as follows:-

- (i) To examine proposals as to practicability and internal consistency and provide constructive comment on their acceptability for incorporation into the Final Master-plan or to make alternative recommendations where necessary;
- (ii) To note particularly specific projects which could be packaged in a form suitable for foreign financing within the context of the Masterplan frame;
- (iii) To identify issues possibly requiring higher level policy decision as a matter of urgency for EXCO/NDPC/Cabinet attention.

2. To facilitate matters, the Chairman stated that the discussions would be divided into two sessions; the morning and afternoon sessions. The morning session would be devoted to hearing a more detailed briefing and further clarification on the subject by various personnel from the Consultants team, while the afternoon session would be a closed door meeting among members of the Review Group themselves (without the consultants) with the object of evaluating the Report and finding suitable suggestion for eventual consideration by the Steering Committee. Suggestions made should be in accordance with the Terms of Reference.

be a long term project the Review Group felt that some form of research in the right direction might prove worthwhile.

- 4. In view of the low lying nature of certain areas covered by the Renggam series, the Review Group inquired whether it would be advisable to have a drainage scheme in the area. Mr. Ysselmuidden stated that there would be no necessity at all to have drainage schemes in the area, because the areas were not flood prone, and, even if floods did occur, it would only be confined to the flood plains and would be sporadic in nature.
- 5. The Review group wanted to know whether grass would be able to withstand drought if allowed to grow in the Renggam Series. This is in view of the high sandy content of the soil. Mr. Ysselmuidden replied that grass would be able to withstand such mild drought as normally occurs because the capacity for the soils to retain water is fairly good. This has been confirmed by observation and tests in the field although for only a short period.

Mineral Resources and Development

5. The Review Group was then given a briefing on the mineral resources and development of the South East Johore Project by Mr. Swinson. According to Mr. Swinson, available geological and prospecting evidence indicated that large areas have the necessary environment for mineralisation. In such an environment, a wide range of minerals could be expected, but current evidence shows that only tin occurs in any economic quantities. However, only detailed prospecting in both regions would reveal the extent and grade of tin. As regards iron, Mr. Swinson stated that prospecting records identify iron ore deposits in the south of Tanjong Penggerang but they are not of a high commercial grade nor do they occur in significant quantities. No further deposits have been identified in the areas. As regards bauxite, besides the mines that are in existence in Penggerang two other areas have been indicated; these areas do not appear to have been prospected and therefore could merit investigation. Non-metallic minerals such as silica sand and granite as well as other construction materials do occur in the region. High grade silica sands are confined to the south eastern coastal strip of Tanjong Penggerang. The occurrences are sporadic and largely confined to small areas in the specific environment. As regards limestone, the large deposits in Gunung Sumalayang should merit special interest.

6. According to Mr. Swinson the subject of 'Mineral Resources' had been discussed thoroughly among the relevant departments together with the Consultants on the 29th December, 1970 at the State Secretariat, Johor Bahru. The outcome of the discussions was that the Consultants were asked to demarcate clearly:-

- 1. The areas which are believed to have no mining potential whatsoever, so that mineral clearance can be given straight away; and
- 2. The areas which are believed to have a possible mining potential, together with recommendations on the possible phasing of development for these areas so that they can be offered for prospecting by the State Government.

Mining clearance in areas having no mining potential should be given quickly. On the question of prospecting, it would be advisable for the State Government to grant prospecting rights only to one or two large companies so that the prospecting and mining could be done efficiently and quickly in order not to hinder the phased development of the region. As a follow up of the above meeting the consultants have had discussions with relevant departments particularly the Geological Survey, Mines Department and the Director of Lands and Mines and have submitted their

proposals to the Director of Lands and Mines Johore for immediate decision and follow-up action. In order that prospecting can begin straight away, a high level policy decision by State Executive Council is urgently needed.

7. The Review Group sought clarification on the following matters:-

- (i) The Review Group requested that more information be made available on the Sumalayang limestone project. This was agreed to although outside the Terms of Reference. Also, in view of the enormous amount of deposits available, the Review Group suggested that the matter be recommended to the Steering Committee for special consideration as a possible "project package".
- (ii) The Review Group wanted to know the time to be allowed for prospecting of the potential mining areas so that it would not unnecessarily hinder the opening up of the project area for agricultural development. Since this is tied up with the future land use, pattern for the regions as a whole the Consultants requested that the matter be discussed at the next Steering Committee meeting after all the Review Groups had met.
- (iii) The Review Group felt that prospecting of the project area should be given top priority and appropriate advice be given to the State Executive Council to expedite the matter. In this matter it is advisable that prospecting be given to only one or two companies, so that they could finish the work quickly. Hence areas having no mining potential could be leased out for agricultural development at once.

Water Resources

8. The briefing on Water Resources was conducted by Mr. Fairley. According to him, the water potential based on run-of-river intake is good. There would be enough water for the Region under study as a whole except for the urban areas of Kluang, Kota Tinggi, Johore Bahru, Pontian and Pasir Gudang Industrial Estate where demand would be likely to exceed supply in the not too distant future. However, the availability of water could be increased by the provision of storage reservoirs. Four storage sites were suggested in the Johore Tengah areas, namely two on the Sungai Linggui, one on the Sungai Kahang and one on the Sungai Johore. At the same time three storage sites were suggested at the Tanjong Penggerang area, namely two on Sungai Seluyut and one on Sungai Lebam. As regards ground water potential Mr. Fairley indicated that this was unlikely to be extensive. Results of studies so far conducted showed that the most promising area would be located somewhere in the central project area of the Johore Tengah. Mr. Fairley also gave a brief appraisal of the future demand for water based on the existing J.K.R. supply area, the P.U.B. off take on Sungai Johore, existing population and anticipated project development in the project area. Except for a few urban areas, the increased demand could be met by existing J.K.R. Supply sources.

9. After the briefing, members of the Review Group sought clarification on the following points:-

- (i) The Review Group inquired whether it would be advisable in the opinion of the experts to conduct further studies concerning the underground water potential of the South east Johore project Area. Mr. Fairley expressed the opinion that further studies in this matter should be quite relevant considering the fact that the area would

1. L. A. - Unconcluded
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be opened up for agricultural development and settlement in the near future.

- (ii) The Review Group inquired whether a complete study was made regarding the effects of jungle clearance and land development on water availability. Mr. Fairley replied that some studies of that nature were conducted although not conclusive because that would take a very long time. However, for purposes of future development, the Review Group felt that studies in the above subject would be worthwhile especially so considering the fact that the Malaysian Government would be opening at least $\frac{3}{4}$ of a million acres of land for agricultural development in the second Malaysia Plan. Studies to be conducted should be based on a particular water Catchment Area before and after development.
- (iii) The Review Group inquired whether consultations were made with the Singapore P.U.B. as regards the amount of water the P.U.B. intended to abstract from the Johore River in the future in accordance with the 1961 and 1962 Water Agreement. In his reply Mr. Fairley stated that he was refrained from doing so, and for purposes of the Master Plan he was instructed to assume that the P.U.B. would abstract the maximum 250 mgd. as provided for in the Agreement. The Review Group felt that it would be worthwhile for the government to seek further clarification on the subject in view of the existence of one clause in the Agreement which states that

"the Government shall not at any time do any act or deed which might in any way prejudicially affect the interest of the City Council under the terms, covenants and provisions herein contained, but shall do all acts and deeds which may be conducive towards the observance and performance of such terms, covenants and provisions."

- (iv) As regards the occurrence of floods in Kota Tinggi and in view of the huge sedimentation taking place in the river, the Review Group wanted to know whether dredging would be of any help in reducing the intensity of the floods. Answers to this question should be incorporated in the Masterplan.

10. The afternoon session was held at the State Operations Room. Discussions were confined to finding relevant suggestions for submission to the Steering Committee. The Review Group after careful consideration agreed that the following subjects be taken up for further consideration by the Steering Committee:-

- (i) The extraction of the Sumalayang Limestone

Although this is located outside the project area, the Review Group felt that in view of the enormous deposits available (roughly about 30 million tons) and its possible usefulness to agriculture in the Project regions and surrounding area, due consideration must be given by the Steering Committee for the early commencement of the project either by the State Economic Development Corporation or other companies.

- (ii) Further Research to be undertaken on the Peat Swamps of Tanjong Penggerang

Although studies so far conducted tended to show the physical characteristic of the peat in Tanjong

1. L. A. Brackman
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Penggerang to be negative, the Review Group felt that in view of the considerable area covered by the peat swamps some form of recommendation must be incorporated in the final Master Plan for further research either by MARDI or other Agencies.

6
|| Swib.

- (iii) The changeover from $18\frac{1}{2}^{\circ}$ slope to 20° slope as the maximum limited of agricultural development

The Review Group felt that for future land use classification it would be advisable to use the figure of 20° instead of $18\frac{1}{2}^{\circ}$ slope as the highest limit for agricultural development. In the field very little difference could be observed between slopes of $18\frac{1}{2}^{\circ}$ and 20° .

difference of opinion
on slope i.e.
< $18\frac{1}{2}$
< 20°
< 15
12-20 first

- (iv) Prospecting and Mining of the Project Area to be carried out as soon as possible

The Review Group agreed that the prospecting and mining of the Project Area should be carried out quickly so that it would not act as a hindrance for future development of the Project Area. A State Ex.Co. decision is needed to determine whether prospecting rights should be given out to a few big companies or to several individuals, and the length of time to be allowed for prospecting. Lands having no mining potential should be leased out quickly for agricultural development.

- (v) Further studies to be conducted on the groundwater potential and the effects of jungle clearance on water availability and ecology

|| Recommendation
for groundwater
studies

In the final Master Plan the Review Group felt that further studies should be undertaken on the groundwater potential of the Project Area as this would prove useful for future land settlement. Recommendations for the studies of the effects of jungle clearance on water availability should also be incorporated in the final Master Plan.

- (vi) Further Clarification on the 1961, 1962 Johore Singapore Water Agreement

The Review Group felt that further clarification must be sought on the 1961, 1962 Johore-Singapore Water Agreement regarding the following matters:-

- (a) the extent to which the Singapore P.U.B. intends to draw water on the Sungai Johore in the next 20 years or so;
- (b) The interpretation of clause (3) of the 1962 Water Agreement as stated in Page 9 of the Report.

- (vii) Dredging as a solution to control floods in Kota Tinggi

The Review Group wanted to know the extent to which dredging of the Sungai Johore could relieve the intensity of floods in Kota Tinggi. It is felt that the answer to this solution should be incorporated in the final Master Plan.

SOUTH EAST JOHORE PROJECT REPORT -
DRAFT PROJECT REPORT

Memorandum from Review Group II - Agriculture
and Forestry, to the Steering Committee.

Introduction

1. In so far as Agriculture and Forestry are concerned with the development of the land and natural forests, they have important influences on the conservation aspects of these resources. Consequently in addition to question of economic strategies for development of these resources, the Review Group considered that questions of conservation were also important.

2. Specifically recognising the relatively small area of primary forest catchments which are likely to remain in Johore and hence the possibility of critical water supply problems the Review Group recommended the following:-

(a) Delayed phasing of land development in areas with 15-20° slope, leaving such areas till the last. In the meantime the reality of water supply problems in Johore will become more apparent. For practical purposes the 15-20° slope may be translated as terrain Class IV, that is land with 12-20° slope.

(b) That the Consultants incorporated within the Masterplan, proposals for the establishment and maintenance of hydrological stations which will enable a study to be made of changes in hydrological regimes following conversion of forested catchments to developed catchments.

3. The Review Group also noted some inconsistencies in the supporting reports regarding conservation, agriculture and forestry.

must be clarified.

In the proposals for Johor Tengah, what has been loosely termed as "hill forests" has been recommended to be retained as conservation areas and not subject to productive forest development until more is known regarding silvicultural treatment and possible adverse effects an erosion due to logging. These permanent hill forests were defined as these forests above the 500 foot contour. This contrasts with the upper limit for agricultural development for which terrain with a maximum slope of 20° is recommended. The Review Group suggests that the permanent forest areas should include all land with slopes above 20° , which will include some areas below the 500 foot contour.

Forestry

4. In the management of these "hill forests" the Review Group recommends the following:-

- (a) Demarcation of the boundary of potentially productive hill forests (above 20° slope) and the non-productive forests, the latter serving strictly a protective function. This will assist in the development of forest management plans for the productive hill forests.
- (b) Joint management of these forests by the Forest and Game Departments rather than by the Game Department alone. This will enable research on forestry development to be carried out while at the same time wildlife and other conservation requirements to be satisfied.
- (c) Proposals should be put forward by the Consultants for productive forestry management within the concept of multi-purpose use of the hill forests.

may
consider

Forest Utilisation

(a) Residual Timber

5. Taking into consideration the limited market outlets for the "residual timber" the ^{Review}~~Residual~~ Group considered that a study of this would be of limited value. Instead it is agreed that the "residual timber" from the Penggerang area would be tendered out to any interested group on the basis of royalties to be paid. The total value could be assessed based on an inventory. For the Johor Tengah area because of later phasing in development, a study of the utilisation potential of the residual timber may however be of value. not in.

(b) Royalties and Premia

6. Because of excessive profits in the logging industry it is agreed that an upward revision of the royalty/premium rates was desirable, subject to State Government policy acceptance. This could also be applied through a ^mstumpage assessment of the growing stock as proposed with a reserve price set.

(c) Fuller Utilisation

7. It is considered however that higher royalties would not be sufficient to induce fuller utilisation of the standing timber. The Group considered that the proposed processing complex in Johor Tengah should be integrated with logging. Peeler logs from the logging operation can however be sold to the existing industry. For this purpose it is recommended that the concession for logging in Johor Tengah should be allocated to the timber complex to be set up.

Agriculture

8. Regarding the overall strategy for agricultural development the Review Group is in general agreement with the Consultant's proposals both with respect to the choice of crops in relation to soils and

terrain suitability and to socio-economic criteria. Although rubber and oil-palm are still recommended to be the main crops this is considered to be inevitable for the present. The Consultants is however requested to intensify their analysis of other possible diversification crops, among which castor oil was mentioned specifically, since this crop was not mentioned in the Consultant's list of activities.

9. In relation to the allocation of land the Consultants are requested to consider the following in their overall recommendations:-

*depends on
Terrain: smaller
discrete areas*

- (a) Allocation of areas of less difficult and variable terrain to FLDA to facilitate economically equal distribution of holdings.
- (b) Allow for the cultivation of short term crops adjacent to the proposed dairy farm. This will provide supplementary feed materials and also facilitate future expansion of the farm in the future.

Project Preparation

10. The Review Group identified the following projects for which the Consultants are requested to prepare detail feasibility and financial analyses including programming details for possible foreign loan assistance:-

- (a) Package programme for FLDA development.
- (b) The Dairy Farm Project.
- (c) Logging and timber processing.

Economic Planning Unit,
Prime Minister's Dept.,
KUALA LUMPUR.

5th March, 1971.

Comments of the Federal Land Development Authority on the Draft Project Report on Johore Tengah and Tanjong Penggerang Regional Master Plan

Comments on Chapter 2 - Development Opportunities

1. It should be noted that the Federal Land Development Authority has been set a development target of 250,000 acres under the Second Malaysia Plan. This works out to be at the rate of 50,000 acres per year. Of this 50,000 acres, 45,000 acres will be located in Pahang and Johore and distributed as follows: 30,000 acres in Pahang and 15,000 acres in Johore. Areas already allocated to FLDA as part of the Ayer Tawar Project and the Bukit Aping Project would not be sufficient to meet the annual requirement of 15,000 acres per year as already a substantial portion of the land has come under previous annual programmes. Thus in addition to the remaining areas of the two projects, the Authority would require a net planted acreage of 52,000 acres beginning from October 1971 in areas outside the Bukit Aping and Ayer Tawar projects. It needs to be emphasised here that the Authority must obtain the 15,000 acres for the Johore portion from within Johore Tengah or Tanjong Penggerang as there are no other areas available to the Authority outside these two regions in Johore. Thus any cut-back on the allocation of 15,000 acres per year would automatically mean that the Authority would not be able to meet its targets under the Second Malaysia Plan. It is not possible to increase the Pahang quota as 30,000 acres is the maximum that the FLDA could possibly obtain for development in that State and in fact there is a possibility that slow logging could hamper the programme. The FLDA therefore requires an assurance that the net planted acreage of 52,000 acres could be made available to it beginning from October 1971 so that it might be able to meet the Second Malaysia Plan targets. In this context it needs to be clarified here that in addition to the net planted acreage of 52,000 acres, an additional 18% would be required for village sites, roads and for allowance for rivers, swamps and unplantable areas. Thus the gross area requirement would be 61,000 acres.

2. The areas ear-marked for development outside of Johore State under the FLDA Second Malaysia Plan programme are by and large suitable for rubber development and, therefore, the bulk of the oil palm acreage would have to come from areas in Johore or in other words, from Johore Tengah or Tanjong Penggerang. The annual target acreage for oil palm development under the Second Malaysia Plan is 25,000 acres and therefore as far as possible the areas in Johore should not provide less than 10,000 acres for oil palm development.

3. If FLDA is required to maintain its Second Malaysia Plan rate of development beyond the SMP period, it will still require a minimum of 15,000 acres of net planted area every year in 1976 and beyond. It

is, therefore, necessary that the Master Plan specifically earmark the minimum of 15,000 acres per year beyond the period of the Second Malaysia Plan. This could then become a specific allocation for FLDA development. The decision to make the specific long term allocation should not, in any way, be influenced by the type or form of land settlement or development activity FLDA is to undertake i.e. whether the land is developed on a modified form of the existing land settlement pattern or as public farms.

4. It needs to be pointed out that on Page 35 of the Supporting Report on Agriculture it is stated that under the Second Malaysia Plan only 60,000 acres will be reserved for the public sector. This would mean that if the Government desires that FLDA meet its Second Malaysia Plan targets, then all this land would have to be allocated to FLDA and that there would be no provision for other forms of public sector development. Thus if the Government envisages that during the SMP other public sector organisations should participate in the development of land in the two Johore regions, then the allocation for the public sector would have to be raised from the proposed 60,000 acres to possibly 70,000 - 75,000 acres.

5. The FLDA would request that the Government take note of the fact that the Authority is an established and operating concern which has already got a head-start on development of areas right in the Tanjong Penggerang region and on the immediate periphery of the Johore Tengah region. It has established three nuclei of development at the FLDA Kulai Complex, the Ayer Tawar Complex and Bukit Aping Complex. Thus it would be advantageous to expand these three nuclei so that economies in management, infrastructure and processing facilities can accrue. Such a pattern should in fact be the natural process.

6. The Consultants have classified areas of below 20° as suitable for agriculture. It is assumed, of course, that the steepest slopes within this range will be planted with perennials such as rubber and oil palm. We would request that it be noted that according to the Government's requirements agriculture should be restricted to slopes of 18° and below. In addition the FLDA itself has found that in the case of rubber and oil palm it is not profitable to go beyond 15° because of the following problems: erosion control, labour capability, road development and transport and handling.

7. The FLDA endorses the Consultants' view that prospecting permits should not be issued over an indeterminate period of time. In fact we would go as far as to state that once the Geological Survey and the Department of Mines have positively stated that there is no mineral potential in a particular area, no prospecting permits should be issued over that area. It is our experience that prospecting permits can easily upset development programmes and cause delays for long periods.

Comments on Chapter 3 - People

(Since the conclusions and recommendations in this Chapter are based on Supporting Report VIII reference will be made only to the Supporting Report).

1. Private Land Ownership: In paragraph 2 of Page 5 of the Supporting Report (S.R.) VIII the Consultants find that "security, income and independence" associated with land ownership can be adequately provided by an "alternative package" and the "special measures". Logically this could well be the case but then it could also be that the psychological association with land ownership may be too strong a bond. The people concerned may not equate economic incentives and special measures with the security, income and independence from land ownership. Any departure from the prospect of land ownership may not guarantee the good response (which exists at present) to land settlement projects.

2. Educational Facilities: On Page 7 paragraph 1 of S.R. VIII the Consultants recommend that "free" education should be made really free at least in the early years of new development. This may be the solution but the question of acceptance of the recommendation must be seen in a wider perspective. Firstly, the Government must consider whether it can provide this privilege to a selected number of persons without extending it to the rest of the rural population. Secondly, there is the question of the financial capability to afford this extra expense.

3. Subsistence Income: In paragraph 2 Page 7 of the S.R. VIII the Consultants are of the opinion that the present subsistence loan of \$2.90¢ a day is too low to support a settler family and they state that the settler be offered the option of taking up to at least \$100 a month. The \$70 i.e. \$2.90¢ per day is in fact a minimum guaranteed income which has to be earned by labour input in the main crop as well as in subsidiary cropping. It is important to realise that in the case of rubber schemes the amount earned on labour for subsidiary cropping can be more than 50% of the monthly subsistence loan. Thus the Authority is in fact providing credit facilities for the cultivation of short-term cash crops and domestic supplements. In real terms, therefore, that \$70 is intended to go a longer way. It is also incorrect to assume that the \$70 are for a household. This monthly loan is actually the "earnings" of the head of the family. Settlers' wives and dependants are often employed either by the FLDA or its contractors in agricultural maintenance work and casual jobs. Thus a settler's family has alternative sources of income which include employment within the scheme and returns from short-term cash crops, livestock, etc. On the question of increasing the monthly subsistence to \$100 a month

one has also to bear in mind the additional cost of the increase. Firstly, a settler would have to pay 6% per annum interest and this would therefore increase his loan burden in the later years. If we go by the projected prices of rubber and oil palm a higher loan would definitely create difficulties of income. Then there is the question of the additional outlay by the Government. Once the principle of \$100 a month subsistence is accepted it will have to be applied to all FLDA schemes and on the basis of projected intakes of settlers over the next 5 years, it is estimated that about 15,000 families would have to be provided with the additional loan every year. This would work out to $15,000 \times \$30 \times 12 = \5.4 million per year.

4. Level of Nutrition: In paragraph 3 Page 7 of S.R. VIII the Consultants take up the question of reduced levels of nutrition through lack of access to leafy vegetables, fruits, etc. It has to be pointed out that there is no lack of access to sources of nutrition as settlers are given ample opportunities to go into subsidiary activities such as vegetable farming and livestock production. One of the problems, however, is that the availability of ready cash tends to act as a disincentive for the local production of vegetables, etc.

5. Managers Role in Schemes: In paragraph 2 Page 8 of S.R. VIII the Consultants are of the opinion that the management should be regarded as one performing a purely economic function. It needs to be stressed here that in a land settlement where a community is still in a "fluid" state one cannot divorce the economic functions from social responsibility. The FLDA Manager is expected to provide the leadership until such time leadership emerges and when this does the Manager's role in the social sphere diminishes and his leadership role is reduced to technical matters such as management of the agricultural areas. Moreover, the Authority encourages settlers to take part in the decision making process by forming group committees and organisations. Each scheme has got its own development committee which is guided and trained to participate increasingly in the administration and management of scheme life. In the long term, i.e. depending on the response of the settlers themselves, FLDA scheme staff would only assume the role of advisors.

6. Incentives and Motivations: In paragraph 4 Page 8 of S.R. VIII the Consultants debate on motivation and incentives. This is purely academic. Incentives and motivations are inter-related and the whole subject itself is an area of intensive study by sociologists, psychologists and extension workers. The main issue, however, is that settlers should be made through their own efforts to improve themselves. Certainly the FLDA approach is one way of trying to reach the objective.

7. Housing: In paragraph 1 Page 9 of S.R. VIII and on page 4/4 paragraph 1 Chapter V of the Project Report the Consultants advocate housing as a separate development from the agricultural activity. They propose an interest rate of not more than 4% for housing loans. They also state that settlers should be allowed to build their own houses. Firstly, to separate housing from the profession i.e. cultivation of rubber and oil palm poses certain dangers. One of the dangers would be that if the house lot ownership is not tied to the agricultural lot, there would be a tendency for the settler to dispose of his house. From our experience and that of other types of land settlements we have noticed that there would be a tendency for the settler to move into his agricultural lot. If this happens then the objective of providing a higher standard of infrastructure and service is defeated. The Consultants themselves in their proposals have recommended nucleated settlement and, therefore, they very well see the advantages of such settlement. Secondly, if it is accepted that the settlers are provided housing through a building society or co-operative through low interest loans, the Government would have to consider the question of providing similar facilities to all rural areas. Thirdly, if settlers are allowed to build their own houses, and this in fact has been tried out in FLDA schemes, the following problems would arise: (a) different speeds of construction; (b) different standards of construction and (c) where is the settler going to earn his income during the period of house construction? One of the suggestions made is that a settler be allowed to select a house-type of his desire. The question which has to be answered is: at what stage would the settler make the selection, i.e. before or after he enters the project, and if the selection is before he enters the project, this would give rise to a problem. If he were to change his mind and not occupy his house, who is going to take on his liability? Lastly, it has to be pointed out that we have a good example where houses have been constructed by settlers themselves. At Ayer Lanas FLDA had to give the State Government a second loan for new houses to be built because the original houses which were built by the settlers deteriorated rapidly.

8. Different Employment Opportunities: In paragraph 3 Page 9 of S.R. VIII the Consultants opine that a number of different employing organisations and opportunities of self employment should be encouraged. It is the Authority's intention to make each scheme as self-sufficient as possible. The community itself should be able to provide as many of the facilities it needs and this would include business and commercial operations. If business and commercial operations are left entirely open and based on free competition, then what FLDA would be doing would be to perpetuate the existing problems in the rural areas.

* This would usher in the traditional rural economy and the poverty problems associated with it. It is for this reason that business in FLDA schemes is as far as possible confined to the scheme community. Where a settler community is not initially in a position to take on business activity such as the establishment and operation of retail shops, the Authority has stepped in to provide these essential facilities so that settlers can obtain the basic essentials at fair prices. It is the Authority's intention that its retail shops will eventually be taken over by settlers who are encouraged to buy shares in the operation.

9. Separation of Residential Activities from Economic Organisation: In paragraph 9 Page 4, paragraph 2 Page 10 and paragraph 1 Page 12 of S.R. VIII the Consultants advocate the separation of residential activities from economic organisation. Firstly, it should be noted that there is enough evidence in Malaysia especially through the operation of Fringe Alienation Schemes, that to separate the two is to court problems. Absenteeism and a resultant low standard of agriculture could well be expected. Secondly, the integration of the two provides advantages in terms of training of settlers and the provision of extension facilities. Thirdly, it has to be realised that economic performance can be influenced by social factors. Problems of one can usually be traced to the other. This is probably why planners and implementors of extension programmes always emphasise to the extension worker that if he is to succeed he must live with the people so that he may understand their problems and by understanding their problems he might influence them.

10. Migration of Friends and Relatives: In paragraph 3 Page 10 of S.R. VIII the Consultants state that FLDA discourages migration by groups of friends or relatives and advocate that such migration should be encouraged. FLDA wishes to state that the system of selection is based on criteria which it thinks gives opportunity to the most deserving (or suitable if one prefers to call it) cases. It is therefore a mistake to state that FLDA discourages migration by groups of friends or relatives. What the Consultants want is that there should be a policy to encourage this form of migration. On the more practical aspects of such selection there are pros and cons to the proposals. One negative aspect would be that this form of migration could lead to strongly tied groups which could be obstacles to the socialisation process in new schemes or it could also lead to the over-dominance of certain groups over others.

11. Types of participation: In paragraph 1 Page 11 and paragraph 5 Page 13 of S.R. VIII the Consultants advocate variations in the type of participation in land schemes. Basically this would depend on the principle of organisation and the basic concept of land settlement as accepted by the Government. The question of rented holdings being accepted is

dependent on the basic concept. At present the FLDA system is based on eventual ownership of land. Any change in the status of a settler would mean that either it would have to be within the scope of the Group Settlement Areas Act or within the scope of an amended GSA Act or a new Act altogether.

12. Charges and Levies and Replanting Cess: In paragraph 3 Page 12 of S.R. VIII the Consultants advocate that FLDA should review the charges it levies for palm oil mill capital and operating expenses, internal transport charges, the rubber replanting cess and the replanting reserve fund for oil palm. Firstly, it has to be clarified that palm oil mill capital and operating expenses take into consideration the cost of money to FLDA and charges are based on a commercial operation to recover expenses. Secondly, in the case of internal transport charges FLDA recovers actual costs. Thirdly, on the question of reviewing the rubber replanting cess it has to be noted that this has to be seen from the national objective and national policy. Fourthly, on the question of giving the settler the option of paying into the replanting reserve fund for oil palm, one has to bear in mind that this is a savings by the settler so that he shall at least have some capital for replanting or whatever use he may wish to put it to when the economic life of his crop ends. To advocate a policy of "not thinking about tomorrow" may have certain merits but also may be considered as not a very reasonable response.

13. Horizontal and Vertical Mobility of Settlers: In paragraph 9 Page 10 of S.R. VIII the Consultants bring out the issue of opportunities for promotion for settlers. The system of Mandores as adopted by the Authority is to encourage local leadership and settler participation in the management of schemes. The Authority is continually looking into ways and means of providing the settlers opportunities to show their skills. For example, we have introduced a new system at Kampong Suharto (Oil Palm) Scheme in Selangor where settlers are grouped into 18 to 20 persons to one unit and are made responsible for all aspects of work over an area of about 200 acres. They carry out all internal organisation and distribution of labour and distribution of incomes. The response to this experiment has been beyond expectations and other schemes are now requesting for a similar system to be extended to them. If the system proves successful in other schemes, the role of FLDA management would be reduced to purely technical advisory work. On the question of FLDA policy of providing opportunities for settlers' children in training for management, it has to be emphasised that the selection is based on suitability and qualifications for jobs which are open in the Authority. The matter is completely unrelated to the question of promotion opportunities for settlers.

Chapter 4 - Objectives

1. Rates of Return: On page 32 of the Draft Project Report (D.P.R.) it is stated that the rates of return at resource values and on fairly cautious assumptions are 18% to 25% for rubber and oil palm investment. These seem rather high when compared with the economic rate of return worked out by the World Bank for the Jengka Stage Two project. A comparison is given below:

	<u>World Bank</u>	<u>Consultants</u>
Oil Palm	18%)) 18 - 25%
Rubber	11%	

2. Lower Prices for Rubber and Oil Palm and Flexibility of Settlements:

On Pages 33 and 34 of the D.P.R. the Consultants state that public sector settlement schemes are inflexible if consideration is given to lower prices of oil palm and rubber in the future. It should be noted that if the lower prices affect the public sector settlement schemes, then they would definitely affect the public estates which would be planted with rubber and oil palm. If profitability is reduced in settlement schemes so will it be in the public sector estates and other sectors relying on these two crops. An important point to remember here is that in a settlement scheme the settler gets the total net return whereas a labourer earns only a wage according to his productivity. There is a limit to the productivity of the labourer as well as the settler but in the case of the settler he is in a more flexible position because he can utilise family labour. At present FLDA gives settlers 10-acre holdings of rubber and oil palm so that they may obtain a desired income level. In the case of rubber 10 acres could be too much for one individual. Thus a labourer on a public sector estate would only be able to cope with a lesser acreage and this would, of course, mean that when prices fall the employers would have either to consider a lower wage rate commensurate to profitability or suspend the labourer altogether. There is, of course, another possibility and this is that the public sector estate could subsidise the income of the labourers and this subsidy would, of course, have to come from an outside source possibly the Government. If this has to be done, then the same could be done for public sector land settlements. Thus the public sector estates are not as flexible as they have been made out to be. In fact the most flexible form of perennial cropping is smallholder cultivation which is indeed more resilient than any form of organised estates whether they be private or public. FLDA's settlers have a fair measure of the characteristics of smallholders.

3. Partial or Under-Employment: On Page 34 of the D.P.R. the Consultants bring out the issue of partial or under-employment on public sector settlement schemes. The contention that public sector settlement schemes

Chapter 6 - Development Agencies

1. Recruitment of Staff: On Page 51 of the D.P.R. it is stated that private estate companies may have considerable advantages both in recruitment and effective use on management staff and that public sector agencies may have difficulty in attracting suitable staff even on market terms. The FLDA offers the opinion that as far as recruitment of staff is concerned the attraction of the private sector is really the higher salaries. The situation as it stands today will show movement from the public sector to the private sector largely because of higher monetary return in the latter. However, it should not be assumed that the private sector is inherently attractive. Thus if the public sector were to offer salaries and benefits similar to those of the private sector, it is likely that the traditional sense of security associated with public sector employment will in fact help to draw the necessary personnel.

2. Specialisation in Management: On Page 52 and elsewhere in the D.P.R. the Consultants recommend the narrowing of the range of the Managers' responsibilities. It is the FLDA's opinion that any form of land settlement especially in the context of societies in the South-east Asian region must necessarily be on a package basis. By this it is meant that not only must there be integration of the techno-productive processes but also of social processes on which the former depend so much. There is a subtle relationship between the two processes and if ignored will anticipate problems very similar to that seen in the case of Fringe Alienation Schemes. One must not forget that the FLDA when it first began had exactly the same opinion on how land settlement could be operated as what is now recommended by the Consultants. In fact the Authority actually started its earlier projects on this basis. However, it was realised that the results were not forthcoming. After having gone through the process suitable amendments were made to the Group Settlement Areas Act in 1965 (i.e. only 5 years ago). This indicates that we have evolved a system of development which suits the local conditions but it does not in any way mean that it is the ultimate. We are constantly looking for improvements.

3. Financial Institutions: It is recognised that if the development of the region is to take place as desired, suitable systems of financing consistent with the nature of the development are a must. However, one of the dangers in the development of this nature is that there is a tendency to create new financial institutions which duplicate the functions of existing ones. Proliferation of financial institutions is not desirable as by and large most of these institutions will have to obtain funds from or through the Government. This would result in competition for financial resources. One of the reasons why FLDA has been able to pursue its programme at a rapid pace is that it has by itself been the financial agency for the complete integrated process

starting from land clearing right through to production, processing and marketing. Thus an integrated form of credit has been established. It might be interesting to note that some of the works performed under the FLDA programme by other public sector agencies have not been able to keep pace with ELDA's rapid rate of development.

4. Competency of Development Agencies: On Page 49 the Consultants assume that all classes of agencies would have an equal competency. By making this assumption they are ignoring the lessons of history in Malaysia. It should be obvious to them by now that a number of land settlement programmes have not been successful. There are also those which are more successful than others. One cannot ignore the fact that one of the main factors responsible for the success or the failure of a programme is the level of competency of an agency.

Chapter 7 - Alternative Strategies

1. The State of Johore has a very significant development programme under the Second Malaysia Plan. FLDA is one of the major participants in this programme and since it is already an on-going concern, it is likely that it will meet its targets. As mentioned earlier the public sector target of 60,000 acres as set by the Consultants is only sufficient to meet the FLDA requirements. We have, therefore, recommended that an additional 10,000 to 15,000 acres be included for other public sector agencies. In carrying out land development in South-east Johore during the Second Malaysia Plan (within the national targets set for FLDA), if need be, the Authority would be available to undertake a pilot project as a variation from the normal FLDA type of settlement. This pilot project would provide the test as to whether the variation of the existing type can be accepted for inclusion in programmes beyond 1975. While on the point of variation we wish that the following be noted in respect of any consideration of public farms: (i) that the idea of public farms is not new and has been in the minds of planners for quite some time. One of the reasons why this has never been included as a major feature is that whether such farms could be politically acceptable. (ii) that the experience of other countries who have adopted the public farms system is a clear case for avoiding them. (iii) land ownership vis-a-vis tenancy and labour exploitation is a rather emotional issue especially in highly rural countries. The use of rural labour for public farms can be interpreted (by those who wish to) as exploitation and this could well become the basic political issue which could lead to instability or even worse.

2. The FLDA has proved itself capable of developing land to create employment opportunities at the required pace or even faster. It would only be logical that it should be given the opportunity to carry on with these programmes. As far as possible the innovations

which are proposed and which might be introduced should not hamper its pace of development. This also means that FLDA's requirements in land area terms should be identified separately and set aside for the development period of the complete Master Plan. The allocation must be specific and if there are to be any variations in the form this could very well be within this allocation.

3. One of the proposed alternatives is that FLDA should concentrate on land clearing and planting and leave all other operations to other agencies. We wish to repeat here that success of land settlement programme depends very much on the package idea i.e. the integration of all activities to form a single unit. Any dispersion of responsibility is likely to lead to difficulties of co-ordination as FLDA's experience has shown. Often the contributing agencies may be driving at different objectives and this could be fatal. Furthermore, the task of trying to co-ordinate the work of the various agencies could be difficult and also unnecessary if one organisation could very well do the job. To recommend that the traditional approach of separating production from processing and processing from the marketing in agriculture is to attempt to promote a situation which developing countries have been trying to get rid of. In Malaysia we have found it rather difficult to safeguard the interest of the producer. Since the objective is to safeguard the interest of the producer, it is obviously clear that to separate the management functions of production from that of processing and marketing would be a retrograde step. FLDA's own experience in respect of using the processing facilities of "outsiders" has been that since the producer and the processor have variant objectives and since the producer is at the mercy of the processor, the producer will always be at the losing end.

Lembaga Kemajuan Tanah Persekutuan
5hb Mach, 1971

SOUTH EAST JOHOR PROJECT - DRAFT PROJECT REPORT

MEMORANDUM FROM REVIEW GROUP NO: V - DEVELOPMENT CORPORATION
AND OTHER AGENCIES, TO THE STEERING COMMITTEE

INTRODUCTION

The first meeting of Review Group No: V was held on February 22, 1971 at the Conference Room of the State Development Officer, Johor Bahru. Its major objective was to discuss in depth the establishment and organisation of the South East Johor Development Corporation as proposed by the Consultants to implement the Master Plan within the project region. The Consultants were present at the first part of the meeting. Clarifications were sought on the philosophy underlying their proposal. The second part of the meeting was conducted without the Consultants, at the end of which the Review Group agreed to appoint a small working group to deliberate further on the subject.

2. A new perspective was added to the subject when the Review Group deemed it necessary to consider a counter-proposal made by the State Government. This counter-proposal emphasised the State's view that the existing State Economic Development Corporation should be the sole agency to implement the Master Plan. The Working Group met twice - once on the afternoon of Monday February 22 and the next on Thursday February 25 - at the Conference Room of the State Development Officer, Johor Bahru. The Review Group held a final meeting on Monday March 1, 1971 at the Economic Planning Unit, Kuala Lumpur. The Review Group wishes to highlight three major issues involved. These were discussed. The Steering Committee is requested to consider these issues.

- i) The question of land alienation
- ii) The question of control and authority of the Corporation
- iii) The existing State Economic Development Corporation

i) Land Alienation

3. The Review Group did not question the right of the State on matters of land alienation policy. However, two aspects of land administration which are essential for Master Plan implementation, were highlighted - one with regard to the speed in processing land applications and the other on the need to reflect vital interests of the Federal Government in specific alienation policy. An assumption was made that the State while accepting the Master Plan would be committed to comply with the broad zoning of the land within the project area. But the final approval for alienation within these zones will be vested in the State Government.

4. The Review Group therefore submit to the Steering Committee its views that the State Government should recognise the necessity to speed up land administration procedures. The State Government should also be sought to recognise and consider the necessity to reflect vital interests of the Federal Government in their alienation policies, especially for projects such as for building of hotels, tourist complexes etc., that will have a definite bearing on Master Plan implementation.

ii) Control and Authority of the Corporation

5. The Review Group noted the Consultant's proposal that an agency (South East Johor Development Corporation) be established to implement the Master Plan under Federal Law. The Review Group however is of the opinion that legal and constitutional complications may arise from such action. The Review Group also recognised the objection of the State Government of Johor to this proposal. The Group noted the State Government's expressed views that the existing State Economic Development Corporation could be the implementing agency. The Review Group wishes to draw the attention of the Steering Committee to the legal complications involved.

6. The Review Group felt that under the existing structure of the State Economic Development Corporation the Policy Board does not reflect any interest of the Federal Government. The Group also took into consideration the fact that if the Board was expanded to include Federal Members, these members would also have to deliberate on issues which would be outside the Master Plan. The Review Group therefore recommended that the Steering Committee discuss the composition of the Policy Board.

iii) The Existing State Economic Development Corporation

7. The Review Group discussed at length the present structure of the State Economic Development Corporation. Its present independent establishment structure with its own terms and regulations of service was noted. The Group recognised that the present internal management structure of the State Economic Development Corporation does not contain "elements of restrictive policy" mentioned by the Consultants.

8. The Review Group, however, wishes to underline the necessity to have an efficient and competent Corporation to execute and implement the Master Plan. It is therefore felt that if the present State Economic Development Corporation were accepted to be the implementing agency, there is then the necessity to expand its present organisational structure to incorporate the competence and capacity essential for the successful execution of its functions in Master Plan implementation.

9. The Review Group also discussed the possibility that incorporation of this new function in respect of Master Plan implementation may cause complications vis-a-vis the other activities of the State Economic Development Corporation, and especially those outside the project region. The Group agreed that the development of other areas outside the South East Johor Project region, as in the establishment of industrial nuclei to be undertaken by the State Economic Development Corporation, would be essential for overall development. The Review Group was however of

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the view that such complications could be controlled.

Conclusion

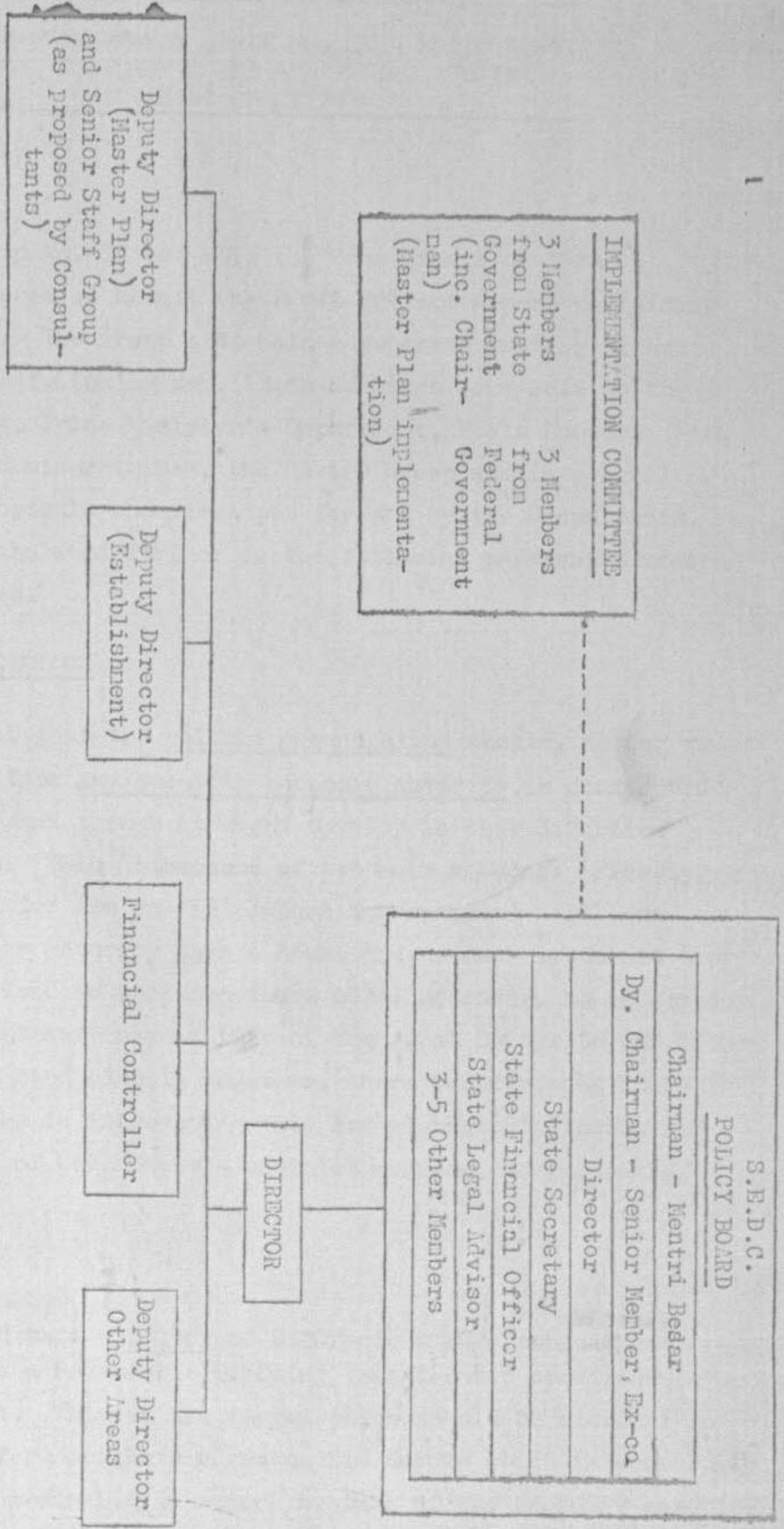
10. The Review Group thought it necessary to mention that lengthy deliberations were made on the actual agency to implement the Master Plan. Specific alternatives were discussed, ranging from the South East Johor Development Corporation proposed by the Consultants to the existing State Economic Development Corporation, as proposed by the State Government (See Appendix I) with the adjustments made to incorporate Master Plan implementation.

11. To conclude, the Review Group felt it pertinent to emphasise the fact that on most of the issues deliberated upon no specific recommendations could be submitted. This was due to political and legal implications which bounded such issues, thus placing them beyond the competence of the Group. Specific issues were however laid out as above for the action of the Steering Committee or higher authorities concerned.

Perbadanan Kemajuan Ekonomi
Negeri Johor.

6hb. Mach, 1971.

I. L. A. Bhaskaradasan



KEY:

— Control

- - - Advice

Notes:

1. The present organisational structure is maintained - both by having the same Policy Board and a Deputy Director specifically in charge of undertakings outside the Master Plan.
2. Master Plan implementation is placed under a Deputy Director directly charged with that responsibility. All other functions as proposed by the Consultants could be adopted and included as shown above.
3. An Implementation Committee is responsible for advising the Board on matters concerning the Master Plan implementation.

Bil. (14)dIm.JPM. Sulit 1900/31/6

SOUTH EAST JOHOR PROJECT - DRAFT PROJECT REPORT
MEMORANDUM FROM REVIEW GROUP NO. IV - EMPLOYMENT,
SOCIOLOGY, OBJECTIVES AND STRATEGIES, TO THE
STEERING COMMITTEE

INTRODUCTION

Review Group No. IV met with the Consultants on 18th February, 1971 to discuss in detail the Draft Project Report pertaining to the above subjects. The Group also held a separate meeting without the Consultants on the following day. Both meetings were held at the Economic Planning Unit, Prime Minister's Department, Kuala Lumpur. With the exception of a few minor issues, the Review Group was in general agreement with the proposals and views put forward by the Consultants. The exceptions are elaborated further in the following paragraphs under their separate headings.

2. EMPLOYMENT AND SOCIOLOGY

The proposal that the village organization should, as far as possible, be separate from any specific economic activity is considered not practicable at present though it might develop in that direction sometime in the future. This is because of two main reasons: firstly, the ordinary Malay settler (on an FLDA scheme for example) still considers land as a greater security than a house and as such it is not easy to make him leave his land to work somewhere else; secondly, he is already well adapted to the customary way of life of the rural Malays in which the house and the land are tied closely together. More broadly, considerable difficulties are foreseen in introducing this new element of flexibility with the several types of Government - assisted schemes, as presently constituted.

3. OBJECTIVES

- (i) It is agreed that a salary of \$120/- to \$130/- per settler per month is a reasonable planning target under conditions of unemployment. This is the target which should be aimed at in order to afford settlers a reasonable income which is comparable with those attainable in modern sectors of the economy, especially in manufacturing, construction and commerce;

Worker

5. CONCLUSION

The above are the more salient points which the Consultants should take into consideration in the preparation of the Final Masterplan Report. Other points have been exhaustively discussed with the Consultants in the meeting on 18th February, during which views of various members of the Review Group were also passed on to them. However, for the purpose of record, it is worthwhile emphasising two issues on which the Consultants should take special note, ie. the first is that they should exercise a certain amount of caution in recommending any form of administrative participation by settlers in FLDA schemes, bearing in mind that the FLDA is already introducing new practices in this area, and that extreme caution is necessary in settling the pace for such innovations. The ideas forthcoming from the Consultants are therefore to be considered in the nature of long-term course of Masterplan implementation. The second is that the Consultants should maintain a close liaison with the Orang Asli Department in determining the future of the Orang Asli and their reserves in the context of the Masterplan.

Economic Planning Unit,
 Prime Minister's Department,
KUALA LUMPUR.

25th February, 1971.

The Review Group raises the question of conflict arising from mining of silica in the area north of the proposed beach resort in the Penggorang coast. The Chairman expresses deep concern on the State's policy to alienating such a big plot of land, including the peat area as well as the hilly section in the upland. If mining is to proceed as has been decided it is felt this will sterilise one of the areas' natural resources and in addition create social and economic difficulties of its own.

Recommendation: It is desirable and necessary for the Steering Committee or more appropriately the State Government with appropriate assistance from Federal Government agencies, to evaluate all the facts regarding the availability of silica sand in the area but nevertheless the Consultant has confirmed that mining of silica as such will not inhibit the initial development plan recommended by the Consultant between Tanjong Lompat and Tanjong Balau.

ii. On the question of the Consultant's recommendation for a phased development of the Penggorang coast, the Review Group raises the question as to how can such recommendation be fitted into the behavioural model of the modern tourist from potential market areas who have varied tastes ranging from driving for pleasure, walking for pleasure, playing out-door games, and sports, swimming, sight seeing, nature walks, camping, fishing, etc.etc. and the ranking of priority of these projects in relation to the State Government's own tourism plan as well as the Master Plan study undertaken under the auspices of the Department of Tourism, Kuala Lumpur. After a short briefing by the Chairman as well as the representative of the Tourist Department the Consultant advised that a copy of the Sectorial Report on Tourism Plan be forwarded to the Ministry of Commerce and Industry/Department of Tourism and after a short discussion it was decided to recommend to the Steering Committee that it seeks the responses of the Consultants who are doing the tourism Master Plan study of the whole country, at the same time evaluating the local plan in relation to the regional or national plan, with a view to establish its priority ranking within the context of the national economic policy.

iii. Initial Tourist Development Plan

A short discussion on this was undertaken by the Review Group and it was decided to recommend that the Consultants proceed with the preparation of the layout plan for the whole tourist complex development project comprising a Hotel, Restaurant, and Golf Course, etc., establishing the various cost element to be made by the private as well as the public sector and a detailed analysis of its market potential to determine the rate of return on investment for

such a proposal with as much detailed information as is possible or considered adequate to form an offer of proposal to the private sector to make a bid for the implementation of the initial plan outlined above.

iv. The Review Group wishes to make the following observations on the question of initial investment to develop the tourist project as a joint venture between government and an experienced private hotel group. The Review Group also wishes to stress the importance of chain management for the proposed restaurants and hotels because this would have a better chance of success than operating the services through local or government ownership and management. Local ownership of the hotels and restaurants would result in somewhat greater expenditures in goods and services than those which would result from the chain form of management. A chain restaurant, for example, can be expected to obtain much of its food from a centralised purchasing operation outside the beach resort area. In contrast a locally owned restaurant usually purchases much of its needs from local sources.

The Consultant's view on the above is that expertise from the private sector is a very important factor and after a short discussion the recommendation of the Consultant was accepted.

v) Fishing

The Chairman made the observation that market potential for fresh water fishing seems fairly great and wonders why the proposed construction of the three reservoirs at Kahang, Sungai Lingui and Sg. Leban ought not to be treated as a multi-purpose dam project to include the creation of a permanent pool not only for conservation and development of the water supply for municipal and industrial uses but also development of wild life resources and recreation.

The Consultant's view is that it is possible to stock fresh water fish in these reservoirs to promote the development of sports fishing as one of the amenities for the recreationists.

B. INDUSTRIES

i) Initially it was suggested that purely economic problems such as the high rate of unemployment within a region cannot be solved in isolation from social factors like the improvement of amenities and growth of cultural activities, which do much to predispose people and industry towards moving into the region. This view is diametrically opposite to that expressed by the Consultants in their draft project report which says:

" Industries serving the needs of the project areas will develop both inside and outside the area, especially in Kluang and Kota Tinggi and later in the proposed new towns. It is not considered that any special economic

I. L. A. Brackman
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planning should be made for this type of activity beyond the provision of small sites suitable for Workshops, Shophouses, and so on. Activities should be allowed to develop according to market forces."

Here the Consultants, including Prof. Diddens, express the view that within the project area it is only possible to establish the agro-based and related industries because of availability of raw materials and such other type of manufacturing industries should be encouraged to be located in the industrial port complex in Johore Bahru (Ayer Pasir Gudang) in order to avoid dispersion of initial high development expenditure for the infrastructure over too many areas, for which the chances of success seem rather remote at the present time. This was accepted and the Review Group thus recommend to the Steering Committee to accept the views of the Consultants. Nevertheless, the Consultants are requested to justify the types of industries which would be located in the project area.

ii) Fish Ponds

The location of the site for the Fish Ponds will be made by the Consultants and shown in the Master Plan.

C. DEVELOPMENT FRAMEWORK

i) Highway: The Consultants made several recommendations for the construction of Highways including the following :-

Page 6 - (iv): " A new east coast road from near the junction of i) and iii) to the coast near Tanjung Balau, and running southwards, set back $\frac{1}{4}$ - 1 mile from the coast to join the existing road along the southern coast of the peninsula."

The Chairman expresses the view that because of its high potential scenic value an indication of the standard for this particular stretch of road should be stated as in all probability it could be constructed to a scenic highway standard. To this the Consultants agreed.

TERMS OF REFERENCE:

i) To examine proposals as to practicability and internal consistency and provide constructive comment on their acceptability for incorporation into the Final Master Plan or to make alternative recommendations where necessary.

This has been done as reported above.

ii) To note particularly specific projects which could be packaged in a form suitable for foreign financing within the context of the Masterplan frame.

- a) Initial tourist development project - Phase I
- b) All other main roads in Penggerang Peninsula as well as Johore Tengah.

iii) To identify issues possibly requiring higher level policy decision as a matter of urgency for EXCO/NDPC/Cabinet attention.

The Project Reports

Reporting for the project will be in two stages,

1. What is termed the 'Draft Report' by January 1971
2. the main reports by August 1971.

This note has been prepared after discussions with Mr. V. C. Robertson and it is intended to help clarify the intent of both report stages, to indicate the Constraints that will apply in writing and production and to outline very briefly the formats.

TERMINOLOGY

There appears to be some confusion on the difference between the 'Draft Report' and the 'Main Report'. This probably stems from the use of the term 'Draft Report' which under normal usage implies that this would be a first write of the main report in the final format and style, in this case 'Report on Development Alternatives' may be more appropriate.

It is not intended that the draft report should be a preliminary attempt at the final report with all the detailed scientific back-up reporting etc. included, thus leaving only the crossing of t's to be done in the following months. Rather this is an interim report outlining briefly the present situation and summarising the results of the natural resources surveys, followed by more detailed conclusions on the various alternative development schemes possible in such an environment. The economic and social considerations for the alternative would be outlined so that the possibilities offered by the alternatives can be evaluated. This report is then submitted for discussion during February 1971 at the end of which time guidance will be given by EPU on the development plan preferred.

This report will be duplicated in limited quantities with a restricted circulation defined by E.P.U. It is anticipated that this report will be delivered as a presentation to the recipients, talking to the report and supported by large simple coloured wall maps and diagrams, illustrative material in the report will be to the barest minimum.

Having agreed on the plan to be adopted, work continues on the Main Report, this will already be in hand as far as writing up the results of surveys is concerned. In writing this report the preferred alternative is worked up to Master Plan standard as the main plan with the other alternatives being included either to

demonstrate stages given consideration or as long term alternatives which would permit Master Plan changes should the economic climate change.

The main report will fall into three levels as previously outlined, The Summary, The Main Report and The Appendices and will be printed and reproduced in quantity, however a limited production of duplicated copies of the Main Report volume will be used for final presentation to the client on completion of the contract. These duplicated copies are intended to permit submission prior to departure should the almost inevitable printing delays occur.

In addition to these reports which cover the whole contract area and development studies, we are also committed to producing pre-investment project reports for any specific high priority projects which we are able to identify in the course of our investigation. These reports will outline and evaluate a project to loan application standard. Thus we may feel that cattle farming has a definite future in the region and that because of the establishment time required, a specific cattle project in an identified area should be implemented as soon as possible. A report giving our proposals with considerations on area selection and a complete economic evaluation would be prepared in such detail that the EPU could submit the resulting report to support a loan application to an international monetary agency.

CONSTRAINTS

There are the factors which govern the size, shape format and quality of report that we shall be able to produce, in many cases they are interactive and most stem from the one major constraint - cost. The report production is an item of budgeted cost and therefore there is a certain fixed sum available which must be adhered to. The amount of money available affects report length, style, amount of art work, quality etc. which are to a certain extent variables and also quantity which, since the number of reports to be produced will be dictated by EPU, is not a variable.

Page size will be to the International paper size i.e. 8½" x 11", (the size preferred by the World Bank and other agencies).

As previously noted, the draft report for January 1971 will be duplicated in limited quantity, the demand on typing time, checking, duplicating and the bulk resulting from the use of duplicating methods will all impose restrictions on the length of the report.

dealt with only briefly in the main report but on which sufficient study has been carried out to warrant a more complete record.

It is anticipated that the large map sheets which are being prepared to cover Soils, Terrain, Crops and Master Plan will be placed in a map folder to match the volumes.

The complete format prepared as a talking point earlier in the year is currently being modified, however a Summary of the main layout is given here and the more complete edition will be circulated shortly.

SUMMARY

Proceeds from introduction and planning approach straight into the proposals and then on to back up details mainly phasing and financial.

MAIN REPORT

After the introduction falls into 3 main sections

1. Resources being chapters dealing with the resources available, soils water people etc.
2. Development Planning, enlarges on the resources to show the potential i.e. land classification from the soils data etc., use of timber, tourism, agriculture possible, roads etc. etc.
3. The Master Plan. Recounts the Government objectives as a result of the draft report the plans for the regions, alternatives, management, implementation, phasing and the financial and economic analysis.

Thus the Summary gets quickly to the plan and then backs up the decision whilst the Main Report follows a logical progression through to the Plan. The Summary which will have a wide circulation to ministers and non-technical persons is thus aimed to give an immediate indication of the possibilities for the area to induce them to read on to the other details.

The Appendices will follow the same sequence as the Main Report to enable a more rapid cross referencing.

It is proposed that within the various chapters of the main report the areas will be dealt with separately with an overall introduction. Thus Soils - General - JT - TP, Forestry -

- 5 -

General - JT - TP, Roads - General - JT - TP and so on through
to the master plan.

JWE/RS/12/5/70.

Draft Report Framework - PART 1.

It is considered that the draft report in February must be short, say less than 80 pages, if it is to be digested by the Client within a month. It is therefore suggested that the draft report main volume confine itself to brief statements of objectives, available resources, problems (part 1) and alternative strategies for solving the problems (Part 2).

(Part 1 & 2 total 80 pages?)

This main volume should be supported by separate enterprise reports in which alternative enterprises, and alternative methods and organisation for their implementation, will be presented.

How many pages?

The main and enterprise reports will be supported by data reports on specialist subjects eg. Sociology.

(are these necessary at this stage?)

The following format for Part 1 of the draft report main volume is suggested:-

INTRODUCTION. Statement of terms of reference. - revised

~~Chapter 1. Statement and discussion of main objectives of 2nd Malaysian Plan and of long term Government plans.~~

// draft part II

Chapter 1. Statement of available physical resources.

1.1 Climate - Table of meteorological data.

1.2 Soils - Table showing soil series and their acreage, with a map.

1.3 Topography - Table showing acreage of different slopes, with a map.

1.4 Water - Quantity, quality, present utilisation.

no maps

? | * For each of the enterprises selected in Chapter 5 a supporting report will be presented. These reports will evaluate for each enterprise its viability under alternative systems of organisation and management, using discounting techniques. These individual and independent evaluations will be used as the basis for strategic planning (Part 2 of main report). It is suggested that the Supervising Economist be asked to produce a first draft of that Part for early consideration by the Planning Committee with the Area Manager.

no time available
 are separate reports really necessary



(J.V. Harbord)

JVH/BN/13/5/70.

* Separate reports may allow & encourage people to be unnecessarily long-winded.

File no D/01

file Copy

From Project Agronomist
to Members Agricultural Division and Mr. English

WORK PROGRAMS - AGRICULTURE

After review of the present lists of rejected crops and of possible agricultural activities, it appears that the possible starters could be grouped as follows:-

Group I. Crops already well established commercially.

Rubber, oil palms, pineapples, coconuts, pepper, vegetables. For most of these data are available on agronomy and on farm costs. Also on labour requirements. There is also information on production by small and large growers in both the private and public sector, and valid comparisons between the different sizes and types of management should be possible.

Group II. Crops grown widely in Malaya.

Areca nut, papaya, bananas, cassava. Though widely grown, there are little agronomic and farm cost data available. Agronomic suitability can be assessed to some extent by observation. No commercial scale information available.

Group III. Crops grown occasionally in villas, or under trial at Govt. or estate experiment stations.

Sources of data are the experiment and research stations. Crops in this category are tea, cacao, coffee, castor oil, brazil nuts, guava, citrus, durians, rambutan, passion fruit, sugar cane, sweet potatoes, chillies, tobacco, beans, groundnuts, maize, sorghum, grasses and legumes for pastures and some grazing.

Group IV. Crops thought worthy of trial.

Data are only available from sources outside Malaya. This group contains:- ramie, cinnamon, essential oils, gambier, bamboos and grasses for paper.

During the coming weeks, we should endeavour to reduce this list by eliminating the least likely starters on the basis of agronomic and/or marketing constraints, and should produce a series of papers on the most likely starters.

.....2/

Where the information permits each paper should follow broadly the following format:-

Section A: Market.

- 1. Current situation.
 - 2. Demand projections.
 - 3. Price projections.
- } J.C.E.

Section B: Production.

- 1. Environment.
 - 2. Agronomy.
 - 3. Systems.
 - 4. Analysis of systems (Pattern).
- } J.V.H.
- } J.V.H./F.A.S.
- } F.A.S.

Section C: Organisation.

- 1. Analysis of factors affecting organisation. F.A.S.
- 2. Alternatives for organisation. F.A.S./J.V.H./J.C.E.

For crops in group I there should be enough data to produce a complete paper on the above lines. For crops in other groups some only of the above sections can be completed. Most crops in group I merit a paper each; so may those in group IV. On the other hand crops in group III may be combined in a paper; for example one paper could well cover all annual rotation crops.

The following time-table will be aimed at:-

- 1) Short-term crops, 2) tapioca, 3) pepper.....May 31st.
 - 4) Livestock, fodder and pasture plantsJune 15th.
 - 5) Rubber 6) oil palmsJune 30th.
 - 7) Vegetables, bananas, papaya, pineapples, other fruitsJuly 7th.
 - 8) Coconuts 9) Beverages 10) MatsJuly 14th.
 - 11) Gum
 - 12) Cinnamon
 - 13) Essential oils
 - 14) Bamboos and grass for paper
 - 15) Gambier
- } July 31st.

JVH/TK

JVH
12/5/70

PROJECT REPORT FORMAT
(Provisional)

	CONTENTS	WRITER	NO. PAGES	DATE BY
INTRODUCTION	Terms of Reference & submission Letter		2	
INDEX	of Contents	WT	4	
SUMMARY	Report Summary			
CHAPTER 1	<u>The Physical Environment and Natural Resources</u>	JVH		
1.1	Description of climate. Tabulated meteorological data (and 3 pages figures in Atlas)	LP	2	30/9
1.2	Description of topography. Tabulated acreages of slope classes, with map.	ILAY	1	30/9
1.3	Description of main soil series; acreage tables and map.	"	2	25/10
1.4	Nature, quantity and quality of water resource	TF	2	14/10
1.5	Nature, quantity and quality of mineral resources.	WT	2	14/10
CHAPTER 2	<u>Present Development and Physical Potential</u>			
2.1	<u>Population</u> Data	DW	1	14/10
2.2	<u>Land use.</u> Present areas of agriculture, forestry, mining, wild life. Environmental and natural resource constraints. Technical criteria for further land use.	JVH/ ILAY	3	30/10
2.2.1	<u>Agriculture.</u> Present crop acreages. Opportunities for diversification. Environment constraints. Suitable new activities for environment.	JVH	3	14/10

		WRITER	NO. PAGES	DATE BY
2.2.2	Forest Resource, inventory and criteria for future forest programmes.	WS/CC	2	30/9
2.2.3	Mining. Existing areas; future prospects.	WT	1	14/10
2.3	<u>Water</u>	TF	3	31/10
2.3.1	Irrigation. Present and future demands in and outside project area.			
2.3.2	Fisheries. Present extent of Criteria for development. Potential fisheries.	TF/RJH	1	31/10
2.3.3	Industry. Present use; future potential.			
2.3.4	Human consumption. Present use; future demands.			
2.4	<u>Infrastructure, Present Development Framework</u>	DW	3	14/10
<u>Note:</u>	Chapter 2 will include maps showing existing developed land; suitability for future crops; forest areas, inland waters, industrial and urban development sites.			
CHAPTER 3	<u>Enterprise Selection</u>			
3.1	<u>Agriculture:</u> Summary Statement of agricultural activities found suitable to environment. Statement of other constraints requiring analysis i.e. markets, lack of knowledge.	JVH	2	31/10
3.2	<u>Markets</u>	JE	8	31/10
3.2.1	Commodity A. Analysis of present and projected markets.			
3.2.2	Commodity B. Analysis of present and projected markets. etc. etc.			
3.3	<u>Available knowledge</u>	JVH	2	31/10
3.3.1	Activity A			
3.3.2	Activity B etc.			

		<u>WRITER</u>	<u>NO PAGES</u>	<u>DATE BY</u>
3.4	Tabular evaluation and selection of possible agriculture enterprise.	FAS	10	31/10
3.5	<u>Forestry</u> : Summary statement of present position. Statement of constraints requiring analysis e.g. under utilisation, annual coupe policy, lack of knowledge, failure to modernise.	PD/ CS		31/10
3.6	<u>Markets</u>	PD/CS		31/10
3.6.1	Actual - logs, sawn timber and plywood			
3.6.2	Potential - increased range of above and reconstituted wood.			
3.7	<u>Available Knowledge</u>	PD/CS		31/10
3.7.1	Existing Industry			
3.7.2	Potential Industry			
3.8	Tabular evaluation and selection of possible forest enterprises.	PD/CS		31/10
3.9	<u>Tourism</u>	DW		
3.10	<u>Other Industries</u>	CS		
3.11	Conclusions, choices and enterprise linkage	ASM	17	7/11
CHAPTER 4.	<u>Economic environment and objectives</u>			
4.1	Statement of objectives of Second Malaysia Plan and of Government's long term plans for West Malaysia.	ASM	1	31/10
4.2	Prospective developments in Johor - discussion based on "Johor 1990" to indicate the possible regional or State contexts into which plans for SEJP areas should fit. Growth of population, labour force, employment, towns; possible agricultural, industrial and other developments in Johor; growth of Singapore.	DW/ JCE	3	31/10
CHAPTER 5	<u>Introduction to Alternative Strategies</u>	ASM	10	21/10
5.1	Definition of strategy: pattern of development and organization. Criteria for comparison: benefits and their distribution.			

	<u>WRITER</u>	<u>NO PAGES</u>	<u>DATE BY</u>
5.2			
5.3			
5.4			
5.5			
5.6			
CHAPTER 6			
<u>Alternative Strategies</u>			
3 or 4 pages on each strategy, including about 1 page of summary figures (v.i.p. 4)	ASM & Econ's	24	31/10
The text will include:			
1. Statement of objectives and distinguishing features of the strategy.			
2. Description of the pattern of development in each economic sector, concentrating on the activities as they will be once the areas are cleared and developed, but noting timing and problems of the development period.			
3. Description of "organization-mix".			
4. Note on main constraints and problems.			
5. Summary of characteristics.			
(Note: Several strategies will have large common elements, of which descriptions will only be given once, with cross-references in the other strategies eg.: "Physical inf-rastructure: as in Strategy 1".			
It may also be necessary to add short descriptions of minor variations which do not alter the main characteristics of a strategy).			

Summary

Figures: For Chapter 6 the following list of figures has to be revised and probably reduced in length.

Production in leading sectors: in 1975 1980 1990

- 1. Value of output p.a.
- 2. Materials and services input
- 3. Incomes from production
- 4. Taxes
- 5. Interest
- Income available for distribution
- 6. total
- 7. per employee
- 8. divided into: possible labour income
- 9. " surplus
- 10. Employment (in fulltime work)
- 11. NPV at 10% (private financial)
- 12. NPV at 15% (resource values)
- 13. Capital input for production in first 10 years: ^{total/}public
- 14. Public infrastructure and services in first 10 years
- 15. "Cost per job" (requested in EPU's guidelines for SMP project evaluation).

CHAPTER 7 Alternative organizations

- 7.1 Principles
- 7.2 Implementing agencies -
Agencies for implementation of development in the project areas: agricultural, industrial and other production: provision of services; settlements; selection procedures and criteria.
- 7.3 Planning : organization of planning and control of development in the project areas and of external services.
- 7.4 Relationships between the project area planning organizations and Federal and State Governments and their planning/ policy making bodies.

<u>WRITER</u>	<u>NO PAGES</u>	<u>DATE BY</u>
ASM	11	15/10
HM & Econ'ts		

	<u>WRITER</u>	<u>NO PAGES</u>	<u>DATE BY</u>
<p>(Note : descriptions of possible new organizations or variations on existing ones will have to be long enough to appear precise and realistic to a Minister who reads this report only.)</p> <p><u>Appendix:</u> List of supporting papers to which references are made in the body of the report</p>	Collated by WT		

A T L A S	Produced by WT		31/10
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MAPS	SCALES	Source	No Maps	DATE BY
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<u>LOCATION & TOPO</u>		WT/WS		
State - Show Districts & P/area	16 M = 1"		1	
Johore Tengah - General Topo	1/4"			
T. Penggerang - General Topo	1/2"		2	
J.T.) T.P.) Alienation	1/4"		2	
<u>SOILS</u>		ILAY		
J.T. -) T.P. -) Terrain	1/4"		2	
J.T. -) T.P. -) L.U. Potential	1/4"		2	
J.T. -) T.P. -) Soil	1/4"		2	
<u>GEOLOGY</u>		GP/WT		
J.T. & T.P. - Geology	1/4"		2	
J.T. & T.P. - Mineral Potential	1/4"		2	
J.T. & T.P. - Quarries etc.	1/4"		2	
<u>FORESTRY</u>				
J.T. - Current status - V.F. - logged - L. & H.F.	1/4"	CC	1	

- 7 -

		BY	NO. MAPS	DATE BY
J.T. & T.P. - Location F. Industries	16 M = 1"	CC	1	
J.T. & T.P. - State Forests	16 M = 1"		1	
J.T. -) T.P. -) Forest Development Map	$\frac{1}{4}$ "	PD	2	
<u>WATER</u>				
J.T.) T.P.) Hydrological - Catchments - Hydro Stations	16 M = 1"	JR	2	
J.T.) T.P.) Water Scheme	$\frac{1}{4}$ "	TF	2	
<u>CONSERVATION</u>				
State - Conservation areas including land over 500'	16 M = 1"	WS	1	
<u>PHYSICAL PLANNING</u>				
State - Communications, Ports, etc.	16 M = 1"	DW	1	
State - Population & Migration & Socio-economic surveys	16 M = 1"	DW	1	
State - Admin. Map	16 M = 1"	WT	1	
J.T. & T.P. - Development Map 1	$\frac{1}{4}$ "	DW	2	
Development Map 2	$\frac{1}{4}$ "	DW	2	
Development Map 3	$\frac{1}{4}$ "	DW	2	

WS/EW/26/9/70

7th June 1970

10. Institutional Studies - Work should be complete by end July but final work on the Matrix October which could affect planning schedule.

To: Planning Committee

From: Project Manager

11. Forestry - Field work 2-3 weeks behind, results for lowland from 1971 available as yet. Forestry in critical path and could overrun time schedule.

PROJECT PROGRESS

From the returns of the various sections an attempt has been made to analyse in depth progress to date. Unfortunately the returns have come back in a variety of forms. Some referring to the flow chart and some to the Scope of Work the result being it is almost impossible to make an overall assessment of progress. A further difficulty occurs in that 'A' may say he has completed 80% of activity X but later it appears that B has worked on the same activity and says it is 30% complete. The problem becomes; is either assessment related to the whole if so which, was A only doing 20%, does A's 80% include B's 30% or what?

In the end the Scope of Work has been used as the basis for constructing a revised chart, on this the responsibility as currently listed has been shown, anticipated completed date given where known and percent complete indicated where possible. The result does not give a complete picture and the composite chart is attached in order that Heads of Divisions can fill in the gaps and discuss and agree at the Planning Committee on Monday 8th.

Project Manager

In attempting to assess progress from the flow chart it would appear that:

1. Transport etc. OK
2. Soils etc. OK
3. Agriculture - relay-out of work schedule to new activities but programmed to end by same dates.
4. Fisheries - on schedule.
5. Economic geology - on schedule.
6. Resources evaluation - activity 17 - report on resource values due May but floats until September no apparent action.
7. Population & Incomes. Await Government Socio-economic Survey results.
8. Settlement & Manpower - reports on field studies by July 1970 should have been completed end May but floats until end July provided it doesn't upset remainder of programme in social studies.
9. Urban and Industrial infrastructure - due mid June now programmed to end August which is just within float period.

.../2...

10. Institutional Studies - bulk should be complete by end July but final work awaits Maddix October which is beyond float date and could affect planning schedule.

Letter of Sub

11. Forestry - Field work 2-3 weeks behind, results for lowland from CFI awaited no results as yet. Forestry is critical as to dates and could overrun time schedule.

12. Conservation - paper by end July but this is dependant upon Wycharley.

13. Hydrological studies - initial time loss due to staffing but situation now in hand.

14. Water Resources - in hand but may run into planning period slightly.

30 pages

(1) PLANNING APPROACH

1.1 Environment
Political & Sociological (2nd Malaga Plan)

6 pages

1.2 Objectives & Criteria (W. Swinson)
Project Manager

1.3 The Regions
J.F. & T.F. into J.F. & Malaga

JWT/
WS/PW

1.4 The Method
Brief outline of survey methods

(2) THE MASTER PLAN

2.1 Proposals for J.F. Region
Agriculture, Towns, Forestry, Health etc.

35 pages

2.2 Proposals for T.F. Region
Agriculture, Towns, Forestry, Health, etc.

2.3 Integration of The Regions into One Plan
Overall plan & benefits to State & to Nation.

2.4 Conclusions

(3) PHYSICAL RESOURCES

3.1 Climate

3.2 Soils

10 pages

3.3 Forestry

3.4 Water

3.5 Minerals

(4) PRESENT LAND USE THE SUMMARY REPORT

- 4.1 Alienation
- 4.2 Spans
- 4.3 Roads
- 4.4 Agriculture

Letter of Submittal

INTRODUCTION

Scope of Work
 a precis of the statement in the agreement
 Format of report
 Summary - Main Report - Appendices - Maps

4-5 pages

Study Organisation
 5.1 HTS, UEA, Binnies, SCO, Counterparts etc.
 Acknowledgements (basis of development in region & with
 KFU, State Govt. etc.)

10 pages

5.2 Planning of J.T.
 5.3 Planning of T.P.
 Management requirements for implementation & Operation

(1) PLANNING APPROACH

1.1 Environment
 Political & Sociological (2nd Malaysia Plan)

(6) FINALLY

6 pages

1.2 Objectives & Criteria
 1.3 The Regions
 JT & TP, fit into Johor & Malaya & loan requirements
 1.4 The Method
 Brief outline of survey methods

(2) THE MASTER PLAN

6.3 Revenue
 return from timber, settler requirements,
 return to capital etc.
 2.1 Proposals for J.T. Region
 Agriculture, Towns, Forestry, Roads etc.
 2.2 Proposals for T.P. Region
 Agriculture, Towns, Forestry, Roads, etc. etc.
 2.3 Integration of Two Regions into One Plan
 Overall plan & benefits to State & to Nation.
 6.7 Conclusions

25 pages

(3) PHYSICAL RESOURCES

- 3.1 Climate
- 3.2 Soils
- 3.3 Forestry
- 3.4 Water
- 3.5 Minerals

JST/RS/20
10 pages

...2/-
 ...2/-

(4) PRESENT LAND USE

10 Pages

- 4.1 Alienation
- 4.2 Towns
- 4.3 Roads
- 4.4 Agriculture
- 4.5 Industry
- Mines

Air photo interpretation
(Map & preliminary work Klaten)

(5) PHASING & MANAGEMENT

10 pages

- 5.1 The National Plan
Overall phasing of development in region & with Malaysia Plan
- 5.2 Phasing of J.T.
- 5.3 Phasing of T.P.
- 5.4 Management requirements for implementation & Operation

1 CLIMATE

Rainfall, evaporation, dry periods etc. quality of records

(6) FINANCIAL & ECONOMIC ANALYSIS

2

- 6.1 Capital Costs
Cost to Govt. & State to initiate & loan requirements
- 6.2 Annual costs
Phased costs of dev.
- 6.3 Revenues
return from timber, settler repayments, return to capital etc.
- 6.4 Public Sector
Extent of involvement & costs + benefit
- 6.5 Private Sector
Extent of involvement, rent or other dues etc.
- 6.6 Evaluation
Overall statement of cost benefit
- 6.7 Conclusions

3 SOILS

4

Introduction (split of areas - survey of JT appraisal of TP)
Forest Inventory JT Area - results of study - CFI data
Foresty - note on potential etc.

JWT/RS/20/5/70.

6 WATER RESOURCES

Introduction - Study in JT more than TP with reasons
River System
Water Availability - quantity of flows - seasonal changes etc.
Water Quality - result of lab analysis
Existing water supply - Singapore water supply - existing wells, page etc.

THE REPORT

INTRODUCTION

- Scope of work
- Regions (JT & TP) (Aborigine, Malay)
- Survey & planning areas (including timber)
- (alienation, acreages of study)
- Air photo interpretation (Use & preliminary work Elstree)
- Field study organisation
- Maps (maps used & produced)
- Potential settlers - demands, aspirations, local & State potential, external

SECTION 1 RESOURCES

1 CLIMATE

Rainfall, evaporation, dry periods etc. quality of records & supported by maps & diagrams

2 GEOLOGY & GEOMORPHOLOGY

The region - geomorphology
 Regional geology
 Mineralisation
 Constructional materials

3 SOILS

Introduction (explanation of two surveys JT & TP)
 Soil features
 Soil Series - S.S. of Malaysia terminology etc.
 Relative soil qualities -
 JT Report - largely produced by S.S. Div.
 Soils - terrain
 TP Report - Soils terrain

4 FORESTS

Introduction (split of areas - survey of JT appraisal of TP)
 Forest Inventory JT Area - results of study - CFI data
 TP Forestry - note on potential etc.

6 WATER RESOURCES

Introduction - Study in JT more than TP with reasons
 River System
 Water Availability - quantity of flows - seasonal changes etc.
 Water Quality - result of lab analysis
 Existing Water Supply - Singapore water supply - existing wells, pumps etc.

13 CONSERVATION AND TOURISM

- 7 PRESENT LAND USE - erosion hazards etc.
- Mines & Quarries - including river erosion reserves
- Present Agriculture
- Existing & Proposed GSA & FLDA Schemes
- Private Estates
- Small Holdings & Reserves (Aborigines, Malay)
- Industries - processing & manufacturing (including timber)
- Towns & Villages

15 ROADS AND TRANSPORT

- 8 POPULATION
- Existing Facilities
- Distribution
- Public Transport
- Statistics - age, sex, ethnic groups etc.
- Existing Employment
- Incomes - local per capita & comparisons
- Potential Settlers - demands, aspirations, local & State potential, external
- Main Roads

16 TOWNS AND VILLAGES

SECTION II DEVELOPMENT PLANNING

- 9 AGRICULTURE
- Agricultural Systems - estates, small holdings etc.
- Crops - potential crops & selection
- Livestock - potential & demands
- Fisheries - inland fisheries possibilities
- Irrigation - need for, demands etc.
- Marketing - facilities & future demands
- Processing - rubber, oil palm, canneries, dairy products, abattoirs etc.
- Industrial supply
- Extension Services
- Research Stations/Trials

10 TIMBER

- Existing Reserves & Logging licenses
- Clearing & Health
- Utilisation
- Markets
- Processing

11 MINES & QUARRIES

- Mineral exploitation
- Quarrying

12 LAND USE POTENTIAL

- Soil suitability
- Crops & criteria
- Potential

13 CONSERVATION AND TOURISM

- 20 **Land Conservation** - erosion hazards etc.
- Forest Reserves** - including river erosion reserves
- Wild Life Reserves**
- Tourist Potential**

14 INDUSTRIAL DEVELOPMENT

- Service Industries** - agriculture, food etc.
- Other Industries**

15 ROADS AND TRANSPORTATION

- Existing Facilities**
- Public Transport**
- Commercial Carriers**
- Traffic Forecasts**
- Port Facilities & Outlets**
- Internal Roads (estates, villages etc.)**
- Main Roads**

16 TOWNS AND VILLAGES

- Extension of Existing Centres**
- New Towns**
- Rural Settlement**
- Village Structure**
- Housing**
- Industrial & Administrative Centres**

17 CRITERIA FOR WATER USE

- Water Storage & Distribution**
- Irrigation**
- Industrial supply**
- Domestic Supply**
- Local Schemes - Organizations & Control**
- Pollution/Sewerage Development**

18 PUBLIC UTILITIES

- Sanitation & Health**
- Police & Fire Services**
- Postal & Telecommunications**
- Electricity**
- Education**

19 INSTITUTIONAL INFRASTRUCTURE

- Existing Organisations**
- Possible Alternatives**
- Intra-organisational Relations**
- Management Training**
- Trade & Villages**
- Industry & Processing**

20 HUMAN RESOURCE PLANNING (Mines, Estates & Smallholders)

- Manpower
- Smallholders & Settlers
- Urban dwellers
- Job opportunities
- Income Growth
- Settler Selection
- Long term Implications
- Private Sector - Control & returns
- Overall Evaluation - processes that would decide change

SECTION III THE MASTER PLAN

21 DEVELOPMENT ALTERNATIVES

- Selection of Alternatives
- Proposed Alternatives
- Overall
- Johor Tengah
- Tanjong Pengerang
- Central & State Government Objectives & Preference)

22 PLANNING PROPOSALS

- The Selected Plan
- Overall
- Johor Tengah
- Tanjong Pengerang
- Integration - with National & State Plans
- Alternative Strategies

23 ADMINISTRATION AND MANAGEMENT

- Federal & State Organisations & Control
- Administration for Development
- Administration for Operation
- Administration of Private Sector - whether estate, smallholders, or mines.
- Managerial & Staff Requirements
- Training for Management
- Staff Phasing & Costs

24 IMPLEMENTATION AND PHASING

- Overall Phasing - Regional & 2nd Malaysia Plan
- Phasing of development JT
- Phasing of development TP
- Public Services
- Roads & Transportation
- Towns & Villages
- Industry & Processing

Allocation to Private Sector (Mines, Estates & Smallholders)
Social Amenities & Tourism

25 FINANCIAL AND ECONOMIC ANALYSIS

- Cost to Federal & State Govts.
- Foreign Exchange Requirements
- Evaluation & Benefits
- Repayment Capacities
- Private Sector - Control & returns
- Overall Evaluation - pressures that would decide change to alternatives

Financing Phasing
Conclusions

WATER DATE

3/27/73/20/5/70.

Item	Description	Water	Date
1	<u>The Physical Environment and Natural Resources</u>		
1.1	Description of climate. Statistical and logical data (and figures)	1.1	30/9-
1.2	Description of topography. Statistical description of a large district, with map.	1.2	30/9-
1.3	Description of water with weather statistics and map.	1.3	25/10-
1.4	<u>Soils</u> , quantity and quality of water resources	1.4	14/10-
1.5	<u>Minerals</u> , quantity and quality of mineral resources.	1.5	14/10-
2	<u>Human Development and Material Resources</u>		
2.1	<u>Land use</u> . Present state of agriculture, forestry, mining. Environmental and natural resource constraints. Criteria for further land use.	2.1	31/10-
2.1.1	<u>Agriculture</u> . Present crop acreages. The desire for diversification. Environmental constraints. Suitable new activities for environment.	2.1.1	14/10

Paper for Project Planning Committee Meeting 22.9.70

Draft Project Report Format

(Item I on Agenda)

30/9-70
14/10-70
31/10-70

	CONTENTS	WRITER	DATE BY
INTRODUCTION	Terms of Reference		
SUMMARY	Report Summary		
CHAPTER 1	<i>Note:</i> <u>The Physical Environment and Natural Resources</u>		30/9-70 # #
1.1	Description of climate. Tabulated meteorological data (and figures)	JVH 1,1	14/10
1.2	Description of topography. Tabulated acreages of slope classes, with map.	ILY. 0 1	30/9-70
1.3	Description of main soil series; acreage tables and map.	ILY 0 2	25/10-70
1.4	Ground water quantity and quality of water resource	TF. 2 2	14/10-70
1.5	Nature, quantity and quality of <u>mineral resources</u> .	WT. 0 2	14/10-70
		3 8	31/10
CHAPTER 2	<u>Present Development and Physical Potential</u>		0 1/2 14/10-70
2.1	<u>Land use.</u> Present areas of agriculture, forestry, mining. Environmental and natural resource constraints. ^{Technical} Criteria for further land use.	JVH 0 3 IY	31/10-70
2.1.1	<u>Agriculture.</u> Present crop acreages. The desire for diversification. Environment constraints. Suitable new activities for environment.	JVH 0 3	14/10-70

Wild life

Insert
 Other Community Enterprises
 Tourism
 Forest Industries
 DW/CS 3 31/10
 PD 10 31/10

CONTENTS

WRITER DATE BY

3.4

Selection and grouping of possible ^{agric.} enterprises
 3 or 4 per sector at each strategy, including

FS/JVH 10 31/10
 ASM/ 31/10
 JWH c. set.
 ASM/SVH: 3 7/11
 (24)

3.5

Opportunities for enterprise linkage,
 Choices & Enterprise linkage.

CHAPTER 4

Economic environment and objectives

4.1

Statement of objectives of Second Malaysia
 Plan and of Government's long term plans
 for West Malaysia.

ASM. 1 31/10
 CBE.

4.2

Prospective developments in Johor - discus-
 sion based on "Johor 1990" to indicate
 the possible regional or State contexts
 into which plans for SERP areas should fit.
 Growth of population, labour force, employ-
 ment, towns; possible agricultural, indus-
 trial and other developments in Johor;
 growth of Singapore.

DW/SCE. 3. 31/10.

CHAPTER 5

Introduction to Alternative Strategies

5.1

Definition of strategy: pattern of develop-
 ment and organization. Criteria for comparison
 : benefits and their distribution.

ASM. 10. 21/10

5.2

Short summary of "organization-mixes" used,
 with reference to Chapter 7, in which org-
 anizations are explained.

5.3

Technical description of methods of combining
 enterprises or projects (1 paragraph).

5.4

Note on cons-traints - public finance,
 private capital, personnel, institutions.

5.5

Rate of development of project areas.

5.6

Common characteristics - modern* agriculture,
 flexibility, division of residence from
 employment etc.

ASM. + Set
 (areas development
 through time)
 14/10
 (draft)

Draft required

WRITER DATE BY

CHAPTER 6

Alternative Strategies of planning and 3 or 4 pages on each strategy, including about 1 page of summary figures (v.i.p. 4)

ASMY
+ Ec. Sect.
+ D.W. 31/10
(24)

- The text will include
1. Statement of objectives and distinguishing features of the strategy.
 2. Description of the pattern of development in each economic sector, concentrating on the activities as they will be once the areas are cleared and developed, but nothing timing and problems of the development period.
 3. Description of "organization-air"
 4. Note on main constraints and problems.
 5. Summary of characteristics.

For Chapter 6 the following list of figures (table)

(Note) Several strategies will have large common elements, of which descriptions will only be given once, with cross-references in the other strategies e.g:

- 1. Total output D.S. "Physical infrastructure: as in Strategy 1".
- 2. Materials and services input
- 3. Income from production
- 4. Taxes
- 5. Interest
- 6. Income available for investment
- 7. Total investment

It may be also be necessary to add short descriptions of minor variations which do not alter the main characteristics of a strategy).

CHAPTER 7 Alternative organizations

ASMY + Sect
(11)
14/10
(draft)

- 7.1 Principles
 - 7.2 Implementing agencies -
- Agencies for implementation of development in the project areas: agricultural, industrial and other production; provision of services; settlements; selection procedures and criteria.

Diagram required

total
public

		(No.)	WRITER	DATE BY
14.	Public Infrastructure and services in first 10 years	1		
15.	"Cost per job" (requested in EPU's guidelines for SMP project evaluation).	2		
ATLAS		16 M = 1"		2
J.T.	Hydrological - Catchments			
T.P.	- Hydro Stations			
MAPS				
J.T.	State - Show Districts & P/area	16 M = 1"		1
J.T.	Johore Tengah - General Topo including	1/4")		2
T.P.	T. Penggerang - General Topo	1/4")		
J.T.	J.T. } Alienation	1/4"		2
T.P.	T.P. }			
SOILS		16 M = 1"		1
J.T.	- Communications, Ports etc.			
J.T.	- Population & Migration & Terrain - soil. surveys	1/4"		2
T.P.	-			
J.T.	- Main Map	16 M = 1"		1
T.P.	- L.U. Potential	1/4"		2
J.T.	- Development Map 1	1/4"		2
T.P.	-			
J.T.	- Soil Development Map 2	1/4"		2
T.P.	-			
J.T.	- Development Map 3	1/4"		2
T.P.	-			
GEOLOGY				
J.T. & T.P.	- Geology	1/4"		2
J.T. & T.P.	- Mineral Potential	1/4"		2
J.T. & T.P.	- Quarries etc.	1/4"		2
FORESTRY				
J.T.	- Current Status - V.P. - Logged - L & H.F.	1/4"		1

Scope of Work	Activity No.	Responsibility	Completion Date	% Complete	Remarks	
					WRITER	DATE BY
(No.)						
A Natural Resources						
J.T. & T.P.		Location F. Industries	16 M = 1"	1		
J.T. & T.P.		State Forests	"	1		
J.T. & T.P.		Forest Dev't Map	"	2		
J.T. & T.P.		Forest Dev't Map	"	2		
C, Soil Suitability	26	26/07	26/07	100		
Land Use Potential	27	27/07	27/07	100		
B Irrigation & Drainage						
J.T. & T.P.		Catchments	16 M = 1"	2		
J.T. & T.P.		Hydro Stations	"	2		
J.T. & T.P.		Water Scheme	"	2		
J.T. & T.P.		Water Scheme	"	2		
J.T. & T.P.		Water Scheme	"	2		
J.T. & T.P.		Water Scheme	"	2		
CONSERVATION						
State		Conservation areas including Land over 500 ^{ha}	16 M = 1"	1		
PHYSICAL PLANNING						
State		Communications, Ports etc.	16 M = 1"	1		
State		Population & Migration & Socio-econ. surveys	16 M = 1"	1		
A2 FORESTRY		Field work ACFI	16 M = 1"	1		
J.T. & T.P.		Development Map 1	"	2		
J.T. & T.P.		Development Map 2	"	2		
J.T. & T.P.		Development Map 3	"	2		
A3 MINING	18	16P	16/07	100		
A4 WATER RESOURCES						
a	7	MM		100		
b		TJR	Feb 71			
c	8	ATF	Mid June/Sept			
d		ATF				
e		ATF/CRS	July 71			
A5 RECREATIONAL						
	22	DMW/PW				

Short Tengah now complete
Draft report 19 mid Sept.

Report on Physical Planning

Scope of Work	Activity No	Responsibility	Completion Date	% Complete	Remarks	
A Natural Resources						
A1 Agriculture						
a Terrain Class	JT TP	SS. DIV. ILAY	Est. begin APRIL End July	100 50%	Johor Tengah now complete Draft report TP mid Sept.	
b Soils	JT TP		APRIL End July	100 45%		
c, Soil Suitability	JT TP		SS DIV ILAY	APRIL End July		100 0
2 Land Use Potential	JT TP		ILAY	MAY End July		100 0
d Irrigation & Drainage			L&P	135 End June May 22 nd Oct.?		100 -
e Crops						
Short term		JWH FAS JCE	end May			
Tapioca						
Pepper		JWH/FAS/JCE/WJAP	mid June	90	paper by Payne prepared	
Livestock/Fodder						
Rubber		JWH/FAS/JCE	end June			
Oil Palms			1 st Week July			
Veg, Banana Fruit			mid July			
Coconuts			End July			
Beverages			End July			
Nuts		RAJH/JWH	End July			
Ramsie						
Cinnamon						
Essential Oils						
Bamboo etc (Paper)						
Medicinal Plants						
Fisheries	16/23		End July			
A2 FORESTRY						
a Field work BCFI	3, 28	CC/RIA	Mid July	70 70		
b } from Land Use.		MG/AL/DAF/CC/CRS				
c }						
d Prod. improvement				Sept.	-	
e Forest Indust.						
f Infrastructure						
g New species						
A3 MINING						
	18	JGP	Mid July	50		
A4 WATER RESOURCES						
a Review	7	MM		100		
b Rivers etc		TJR	Feb 71			
c Water supply	8	ATF	Mid June/Sept			
d Industrial Rights		ATF				
e Minter Plan		ATF/CRS	July 71			
A5 RECREATIONAL						
Game reserves, National Parks etc.	22	DMW/AW				

SCOPE OF WORK	ACTIVITY NO	RESPONSIBILITY	COMPLETION DATE	% COMPLETE	REMARKS
B INFRA-STRUCT. URBAN OR INDUST. DEVT.					
B1 Trans. & Comm.					
a Data review + layout.	25	JK	} 1st Stage. End June.		
b Construction schedule		JK CBE			
c Trans & Com. Rqmts.		JK DW AP			
B2 Urban & Indust.					
a Overall Planning	19	DW			
b Water/Power/Telecom etc.					
B3 Inst. Infra-Struct.					
a. Survey	27	ASM JMT	end June	70	
Land Admin		ASM DAV		50	
FIDA Control		} ASM DAV	Mid June	70	
FIDA Management				50	
MUDA		ASM		-	
SEDCS		ASM CRS			
MARA		DAV ASM			
FIDA Personnel		ASM DAV		80	
FIDA Training		ASM DAV		80	
PBT. others		ASM EE		-	
Coord & State		ASM CBE	End June	30	
Inter agency		ASM/DAV/OBE		30	
State Govt. & C.S. Dist Govt etc.		ASM/DAV/EE/MH		20	
b Coops, Assocs. etc		JCE/JUH/FAS			
C Socio-Economic					
a high priority projects					
b master plan					
c programming					
evaluation & sensitivity		JCE/JUH/FAS			
C1 Agric.					
a Market prospects		JCE/CRS			
b prod. reqmts.					
c yields		CRS			
d Marketing					
aa) Crops/Fishings etc.		JUH/FAS/ROSH etc.			
b) S					
C2 Forestry		MG/DAF/CRS/CBE	Sept/oct	10	
C3 Mineral Res.		JGP/JCE	Mid July	15	
C4 Water Res.		AFI/CRS	July 71	-	

SCOPE OF WORK	ACTIVITY NO	RESPONSIBILITY	COMPLETION DATE	% COMPLETE	REMARKS
C5 RECREATIONAL		DW/CRS			
C6 Trans. & Com.	29	DW/JK/CBE/AP			
C7 Indust. Dev.		CRS			
C8 Human & Sociol.					
a Smallholder & Settle.	} 15	MH CA			
b Manpower		MH/CA/EE			
c Occupancy		MH CA			
d Public services		DW/MH/ATE/			
Sub. a Potential Settlers b Areas for a c Renting schemes d long term Popul. Projection	}	MH/CA			
D MASTER PLANNING 31-36					
1 Mt. Street.					
2 High Priorities					
3 Regional prog.					
a 71-75					
b 81-90					
c Overall					
E Policy GUIDANCE					

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S.E.J.P. PLAN OF WORK

SCOPE OF WORK	ACTIVITY	RESPONSIBILITY
SCHEDULE 'A' TO AGREEMENT	LIST	
REF. STDDY HEADS	REF.	

A NATURAL RESOURCES

A1 Agriculture:

Item	Description	Personnel	Duration	Staff	Start/End	Progress	Notes	Remarks	
2	Terrain Class'n.	JT, TP	1	24	ILAY &	April - July	50% 100%	Slope maps	- Assess overall the agric. potent.
b	S/D Soil Survey	JT, TP	1	24	Soil Sur'ys	April - July	50% 100%	Semi det'd maps & report	- JT Soil report was delayed
c1	Soil Soil'y Class'n	JT, TP	4	24		April - July	0% 100%	" " " "	- TP Area mapping is now proceeding concurrently.
2	Land Use Potential	JT, TP	4	26	ILAY & JVH	May - July	0% 100%	Maps showing crop groups	
d	Irrigation & Drainage				LEP	End May - 21 Sept.	0% 100%	" " " " " "	- Report mid Sept.
e	Crops (Activity List)		2		FAS, JCE, PAH	Dec	100%	Possible Crop List	1st List.
1	Short Term				JVH, FAS, JCE	Early June	40%		
2	Tapioca						60%		
3	Pepper						15%	Feasibility studies	
4	Livestock, Fodder etc				Above & NJAP	Late June	70%	& broad evaluation	- Paper by Payne done.
5	Rubber.					End June	50%		
6	oil Palm						50%	of the relative	
7	Veg., Bananas, Fruits.		10, 11,			1st WK July	30%	profitability of	
8	Coconuts		13, 14,						
9	Beverages		16				20%	the enterprises	
10	Nuts.		20, 21	JVH			50%	to be submitted to	
11	Ramie		22, 23	FAS, JCE		Mid to end July.	50%	Economic group by	
12	Cinnamon, other Spices						40%	21st Sept. 1970	
13	Essential Oils						10%		
14	Bamboos, Grasses etc Paper						40%		
15	Medicinal Plants e.g. Gambier						50%		
16	Fisheries			RAJH.					

A2 Forestry:

a	API, Enum'n /utilizable Vol	JT	3	CC. & PJA	Mid July	75%		Utilisable Vol. Tables by G.P. Oxford.
b	Permit Productive or Protective Areas	JT, TP				25%		To determine the
c	Special Con'n Areas	JT, TP				25%		overall development.
d	Advice on W/plans for (b) and Present Unproductive Areas		18	DAF, CC, PL, MG & CRS	Sept 21	20%		potential of area & make recommendations
e	New F/Ind'y Proposals					5%		incl'y conservation.
f	Dev't Infrastructure							Includes new proposals i.e. chip board etc
g	Fast Growing Species							

A3 Mining:

a	Collection & Mapping of all Geological, Prospecting & Mining Data		18	JGP.	Mid July	50%		Study of mining potential and identification of areas for further prospecting.
b	Analysis of (a) Field Works & Report							
c	Additional Studies on Limestone (if app'd)	Extra.		JGP + JCB & FAS.	Sept. 21	20%		could affect range of economic crops and may rate high priority. Prelim'y fieldwork and Report for client.

S.E.J.P. PLAN OF WORK

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SCOPE OF WORK		ACTIVITY					
SCHEDULE 'A' TO AGREEMENT		LIST	RESPONS				
REF.	STUDY HEADS	REF.					
A 4	<u>Water Resources:</u>						
a.1	Data Review		MMM	Dec 69	100%	First data review and	Second review Jul. 1970.
2	Est. of Hydrol Stations.	7	7			design of hydrol study.	(a-3 & b): Analysis & F/works carried on to Feb. 71. Data in June/July only DWF & storage/yield risk.
3	Hydrological Studies.		JJR				
b	Possible Changes Due New Dev'ts, Conserv'n Flooding etc. - Studies & Site Investigations			Jun/Jul 1970	(b) 20%	Economic plan for	
c	Location of Sources of Supply - all Purposes	8	ATF TJR		(c) 40%	development of	(c) by mid June 70 depends on information from physical planners.
d	Demands over 30 Years				(d) 70%	water supplies with	
e	Water Supply Schemes & Dev't Plans	36	ATF & CRS	(1) Sept 70 (2) Oct 70-Jul 71		conservation safe guards	(d) & (e) by 21 Sept. 70
						P. Rept & Master plan	
A 5	<u>Recreational Resources:</u>						
a	National Parks & Wild Life Reserves	22	a. PW, JVH & P. Man.	21 Sep. 70 (draft)	40%	Wild Life reserves, Conservation and develop't of N. Parks etc. combined with tourm.	Ideas can be modified during draft p/report & M/Plan periods.
b	Dev't of (a) for Tourism		b) DW, CRS				
c	Special Con'n Areas		c) PW & PB.				
B	<u>INFRASTRUCTURAL, URBAN & INDUSTRIAL DEVELOP'T.</u>	12, 25 & 29					
B 1	<u>Transport & Comm'n:</u>						
a.1	Data Review					To provide basis for	Test & amend as
a	Review of Road Con/Specs					regional physical plan	positive proposals
3	Terrain Exam's.			Outline - End June 1970		communication systems.	from other teams come forward.
4	Questionnaire/Census etc						
5	Draft Regional Networks						
6	Discussions E.P.O. on Transport Papers		JK, DW & AP.	Draft Plan by 21 Sep 70	20%		
b	Construction Schedules						
c	Other Possible Systems of Transport.						
B 2	<u>Urban & Industrial Development:</u>	19					
a	Planning of Urban Centres & Industrial Facilities			(a) End Jul 70		To provide a series of alternative urban systems to fit development projects when formulated.	(a) Stage 1 - Regional framework
b	Assess the Overall Requirements for these Centres i.e. Power, Telecons, Water and Other Public Services		DW, JK.	(b) End Aug 70 With Draft plan 21 Sep 70	10%		(b) Stage 2 - Settlements
B 3	<u>Institutional Infrastruc.</u> (See next page)						N.B. Test & amend as for B1 above.

S.E.J.P. PLAN OF WORK

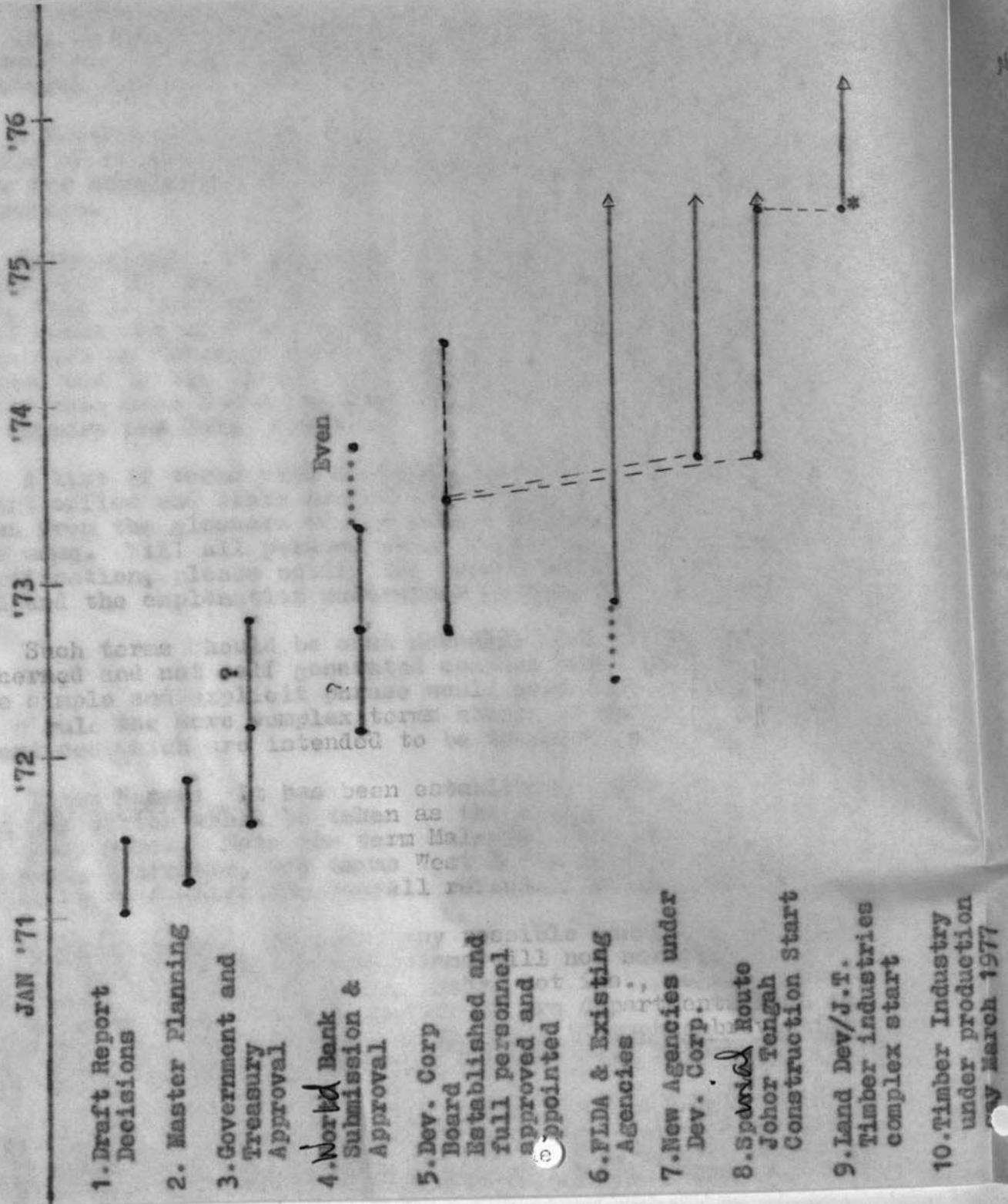
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SCOPE OF WORK		ACTIVITY					
SCHEDULE 'A' TO AGREEMENT		LIST	RESPONS				
REF.	STUDY HEADS	REF.					
B3 INSTITUTIONAL INFRASTR.							
a		27					
1	Land Survey		ASM, JWT	End Jun 70	90%	Assess systems	SMP proposals? 2. Short paper
2	Land Admin'n.		ASM, DAD		50%	of admin'n of	Req'd State Off'rs help.
3	FLDA Control & Manage't Pers'l & Tr'g.		" "	End Jun '70	50%, 70%	areas, agri and	- Awaits IBRD Report
				" "	80%	relevant institutions &	- DAD revised paper by mid Jun.
4	Muda		ASM.		ca 50%	recommendations	- A short paper complete.
5	SEDCS +		ASM, CRS	Aug - Sep 70		for overall responsibility	- DAD paper not released yet.
6	MARA		DAD, ASM.			for implementation	Sources known: wait spec needs
7	Pers. & Tr'g - Others		ASM, EE.		50%	incl'g cap. personnel	
8	Co-ord at State Level a Test Study: transport		ASM, CBE	Jun - July 70	30%	& training	
9	Inter Agency & Gov't Relations.		ASM, DAD, CBE	July 70	30%		- Ideas by end Jun / end July.
10	State Gov't & Civ. Serv.		ASM, DAD, EE, & MN.	Aug - Sep 70	20%		- Data/proposals by end Sept.
11	District & L. Gov't.		JCE, FAS & JVH.	End Jun 70	80%		
b	Existing Inst'ns e.g. + Co-ops, Farmers Ass'.						
C SOCIO-ECONOMICS							
				Ref: P7 at end of Work			
C1	<u>Agriculture:</u>	17 +				(a) Identify priority	
a	Market Prospects	A1	JCE, CRS			a projects for SMP & budget	First papers on most crops prepared.
b	Production Req's		FAS, JVH	End Jul '70		(b) Make broad recommend's	
c	Yields		" "			for development of study	90% of data collection complete
d	Marketing, Process'g, Credit, Extension & Infrastruct.		JVH, JCE, UAM			regions consistent with	
Sub- a-a	Agric. Enterprises incl'g		JVH, FAS, RASH			national, dist and	
F5	Mix'd Farm'g, Fish etc		F			economic goals	
C2	<u>Forestry:</u>	28 & 17	DAF, M, CRS, CBE	Sep/Oct '70 *	10%	(c) Prepare passed	* Forest spec't req'd mid Aug-Sept.
C3	<u>Mineral Resources:</u>	17	JCP, JCE	Mid Jul '70	15%	programmes for dev't of	JCA's work is 50%
C4	<u>Water Resources:</u>	8 & 17	ATF, CRS	Sep 70 & Jul 71		regions up to 1990 &	Subs. CBE for CRS in '71.
C5	<u>Recreational Resources:</u>	22 & 17	JW, CRS		20%	evaluate impact on	
C6	<u>Transport & Comm'n's:</u>	29	JGDW, CBE, AP.			the national economy.	
C7	<u>Industrial Dev't:</u>	19 & 25	CRS	Main papers 31/7/70	70%		
C8	<u>Human & Social Aspects:</u>	6 & 15					
a	Smallholder & Settlement		MH, CA	Mid Jul 70	70%		
b	Manpower		MH, CA, EE		*		* After enterprises specified
c	Occupancy		MH, CA	Mid Jul 70	60%		Awaits Socio-Economic Survey
d	Public Services		M, MH, ATF, EE	End Jul 70	70%		Malaria 100% & paper on
Sub. a	Potential Settlers:		MH, CA				guidelines to PS is 95%.
b	Areas for (a)		"	Mid July 1970	80% +		+ Balance requires details
c	Existing Schemes		"				of specific enterprises and
d	Long Term Implications		"				possible strategies
e	Population Projections		"				

Waits Socio-Econ Survey.
NOTE:
ASM - much "long term implications" etc. can only arise in discussion of specific enterprises. The same applies to formulation of alternative strategies.

Reporting

In view of the number of varied disciplines employed on a project of this nature and bearing in mind the necessity for a number of production staff (typists and draughtsmen) to work to a standard format, it has been found helpful in the



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- 1 -

Reporting

In view of the number of varied disciplines employed on a project of this nature and bearing in mind the necessity for a number of production staff (typists and draughtsmen) to work to a standard format, it has been found helpful in the past to issue guide lines on report style and format. This note is, therefore, the first of what will probably be a series of memoranda issued as the need arises, setting out such procedural guides.

A further guide will be issued shortly giving a first outline of report content, this outline will then serve as the basis for developing the final report content as the project progresses.

1. Terminology: It is perhaps obvious that all persons should mean the same thing when using the same phrase or term, this is particularly important in economics and where local words are used but applies to all disciplines thus terms such as "Present worth" or "Dusun" must be clearly defined and in the latter case conform to a standard spelling. In any case more basic English terms are to be preferred for the summary and Main Reports.

A list of terms with explanations will be compiled in the report office and lists issued periodically. The first list taken from the glossary of the Jengka report is attached to this memo. Will all persons using such terms that require clarification, please notify the report office of the term used and the explanation understood by them of this term.

Such terms should be ones normally used in the discipline concerned and not self generated complex terms used where a more simple and explicit phrase would have been more suitable. As a rule the more complex terms should be reserved for the appendices which are intended to be technical reporting.

2. Place Names: It has been established that the 1" to 1 mile map series shall be taken as the authority on spelling of all place names. Note the term Malaysia refers to all Malaysia, therefore, the terms West Malaysia or East Malaysia should be used where the overall reference is not intended.

Abbreviations: To avoid any possible confusion and keep a clean looking text, abbreviations will not normally be permitted. Thus feet not ft., inches not ins., degrees not °, per cent not pc or % etc., exceptions are departments such as FLDA, PWD etc. (note no stops), but only if such abbreviations have been previously defined i.e. Public Works Department (PWD).

This system should become a habit of writing and not left to the typist to modify where necessary, this throws an unfair responsibility on the typist. It is the originators responsibility to see that his text conforms to report standard.

Report drafting: Reports should be written in long hand by the originator (or typed if originator has own machine). Because of the amount of typing involved and the varying levels of typing ability available, all typing staff will be employed on report typing, some on drafts some on final copy. This will mean that stenographers will not be available to accept reporting in shorthand or via tape recorders, but will remain available for correspondence and short memos only, other than this they will be fully employed on fair typing. At the reporting stages, copy for typing should be handed to the report coordinator who will arrange for the distribution of typing among all typing staff depending upon availability, report level etc. It is therefore important that the originator writes as clearly and legibly as possible, long arrowed -- in insertions, paragraphs added at the end for inclusion in the text 3 pages back and montages of stapled slips are to be discouraged. It is no good blaming the typist if she cannot understand your requests and types incorrectly and typing will gradually be at a premium.

Spelling: The Oxford dictionary will be taken as the authority on all spelling other than Malay words. For Malay the dictionary published by the Dewan Bahasa dan Pustaka will be taken as authority. A copy will be lodged in the library.

References: All references in the text to reports, text books etc. must carry a footnote giving the complete reference i.e. Author, Title, Authority, date and page. This includes quoted extracts and covers discussions held during investigations thus "the FLDA road will be completed by 1972" footnote 'discussion with project manager and state engineer November 1969 memorandum number 31.'

The report office will maintain an index for all books, notes and reports but these must be sent to the clerk for indexing. This documentation is an obligation under the terms of our agreement and it is again emphasised that all working papers have to be handed to the client. It is therefore imperative that the report office clerk is informed of the existence of all papers for cataloguing. Whenever possible the clerk will copy papers, the original will be retained in the files of this office and the copy circulated for use. A copy of Section V of the agreement is reproduced at the end of this memo to clarify obligations.

Report: It is anticipated that the report will be presented in three levels:

1. A concise summary report outlining findings and proposals, largely diagramatic with maps, graphs etc., and as specified in the agreement "in a form suitable for seeking financial assistance from international lending institutions."
2. The detailed report, this may be more than one volume (hopefully not) but whilst this is reporting in greater detail use should be made of illustrative material as far as possible that is tables should be avoided where a graph, histogram or diagram can be substituted, if a table is unavoidable then a summary table is to be preferred to a detailed one.

3. Appendices. A volume or volumes containing detailed scientific reporting, details of soils analysis, timber species, cost basis, detailed tables from which summary tables, graphs etc. were derived in the main reports and other detailed tables and listing. May well include a complete set of references if these prove to be too lengthy for the main report.

It is anticipated that the report will follow the format:-

- Part 1 Overall description of project area, its relationship to National planning, State planning and broad master plan concepts.
- Part 2 Johor Tengah and its problems, planning etc.
- Part 3 Tanjong Penggerang and its problems, planning etc.

This broad concept will be followed in each of the 3 report levels referred to.

Report 1 will be a "glossy" presentation with extensive use of colour and may well follow an atlas type presentation.

Report 2 will have limited colour, but plenty of black and white diagrams etc. and a type set text i.e. will still be a full printed presentation but not quite so lavish.

Report 3 Appendices will be to a more modest standard of presentation and may well be typescript text reproduced by copying and printing. Tables will therefore also be typed originals and will be reduced where necessary to fit page format.

It is hoped to avoid "pull outs" wherever possible in any report except perhaps for a general location map which can be extended beyond the printed page for reference during reading.

Photographs/Drawings etc: It is hoped to include a number of photographs in the text where certain aspects are best illustrated by such presentation i.e. examples of erosion, bad clearing, soil profiles, house types etc. Reproduction will be in black and white and all photographs for inclusion should be to a standard that will permit reproduction and preferably in black and white. Colour transparencies can be used where no other photograph is available and the illustration is important, however the production of negatives from colour transparencies for block making and black and white reproduction is expensive.

All photographs and diagrams, graphs etc. should be clearly captioned and the text reference made obvious, if there is not a text reference what is it doing there? The term Maps in the report will be taken to refer to the 1 inch and $\frac{1}{2}$ inch series maps produced as separate sheets to accompany the report. The term Figure will be used for all photographs, drawings, graphs, maps included in the body of the report. Tables will be referred to as tables. The system of numbering will follow the format Figure 12-3 indicating the third Figure in chapter 12. Tables will follow a similar system.

Tables should always carry a reference to the source of the figures used if the source is other than project survey data. Figures and tables should show clearly the units used thus not TIME but TIME (hours) etc.

Report Drafts: Report drafts will be typed on foolscap paper used sideways, the typescript to occupy the left hand 8 inches of paper leaving 5 inches of blank right hand margin. The drafts will be bound along the narrow left hand edge by chapters in stiff covers. This method of typing allows a wide margin for comments, amendments etc. during circulation.

Five copies of each draft will be prepared and circulated as follows:

1. Master copy to report coordinator.
2. Project Manager.
3. HTS Head Office London (VCR and RJS and for copying and onwards transmission to other principals where necessary).
4. Discipline head.
5. Originator.

Normally 3 drafts will be permitted,
1st draft - originator's draft
2nd draft - amended draft after circulation
Final draft - after circulation of draft 2 if necessary.

Italics

The use of italics is reserved for Latin botanical names and will be indicated in the text by underlying whilst in typescript form but see type styles.

Cross Referencing

Whether between chapters or reports, cross referencing should be clear and care taken not to reiterate a statement already dealt with clearly in another section.

Numbering

Initially at least the system of decimal numbering for chapters, sections, main paragraphs etc. will be used.

Thus 24.13.5 indicating chapter 24 Section 13 subsection 5 and so on down the scale as necessary. Please avoid mixing inset subscripts thus (a) (b) (c) etc. in one place 1.2.3 in another and I II III in another the (a) (b) (c) form is to be preferred.

Money

Dollars range through United States to Hong Kong therefore the prefix is an essential part of the sign and should always be included where other than Malayan dollars is intended i.e. US\$ for American and so on.

Index

A comprehensive index will be compiled showing all the reports, maps etc. and their chapters and other breakdowns. This will indicate the relationship between reports and may be issued as a separate reference document.

Type StylesCHAPTER TITLE 1

1.1 SECTION

1.1.1 Sub-section

- 1.1.1.1 Sub-sub-section: only time underlining is used that does not indicate a use of italics as specified previously.

1.1.1.1.1. Inserted headings:

- (a)
- (b)
- (c)

Further than this leads to confusion and often indicates that a section or sub-section split should have been made, decimals should help make the sub-divisions obvious and help keep track of the last status used.

Comments

These comments may be obvious but are worth re-stating.

Consider

- (a) Who will read the report? What are their jobs and how much do they know about the subject, leading to
- (b) Why will they read it? Are they fellow experts requiring detail or only interested in conclusions and recommendations?

These two questions govern the decision to report at differing levels i.e. Report 1, Report 2 and Appendices, differing people will read each and the approach should differ accordingly.

- (c) Don't forget the language barrier, English may not always be the reader's strong point and phrases obvious to ourselves may be incomprehensible to others.
- (d) Facts should be distinguished from opinions, and also distinguished from inferences from those facts.
- (e) Beware of personal bias, note any observation that run counter to this bias.
- (f) Do the conclusions and recommendations follow logically from the facts, if other conclusions are possible note them and state clearly why the particular one was chosen.

Note

The report co-ordinator will be Mr. W. Trevett. Please feel free to discuss at all times.

W. Swinson
 for (W. Swinson)
 Project Manager
 SOUTH EAST JOHOR PROJECT

WT/WS/PW/23/11/69

GLOSSARY

BALAI RAAYAT	Community Hall
BILTMORE STICK (modified)	A scale used to estimate tree girths
CRUMB RUBBER	The production of small granules of rubber after processing of latex
DUSUN	Area of land given over to the planting of fruit trees
D.x.c.	The proportion of dry rubber in liquid latex
CHAIN	22 yards or 66 feet
F.F.B.	Oil palm fresh fruit bunches
HAGA HYPSONETER	An optical device for estimating tree heights
HOUSELOT	Area of land on which a settler resides and cultivate crops on a small scale
IMMATURE PERIOD	The number of years between the planting of a crop and commencement of production
LOPAK	Semi-swamp land
MANDOR	Labour foreman
PAYA	Permanent swamp land
PLATFORMS	Individual areas of levelled land on steep land on which oil palms are planted
PADANG	Open area of land within a village or other urban centre usually devoted to recreational purposes
RENTIS	Surveyed trace lines cut through the forest
SHOPHOUSES	A ground floor shop with one or more residential floors above
SURAU	A small mosque

ECONOMIC TERMS

CAPITAL EXPENDITURE	Expenditure incurred by FLDA on labour, material and skills needed to develop land and bring it into production. Expenditure incurred by other government departments on structures, buildings installations and equipment
RECURRENT EXPENDITURE	Expenditure incurred which is not classed as capital expenditure. This includes capital renewals such as the purchase of vehicles
CASH FLOW or NET CASH FLOW	Income less expenditure or where expenditure exceeds income, expenditure less income. The former case is termed cash surplus or surplus, the latter case cash flow deficit or deficit. Neither income nor expenditure include interest
INVESTMENT PERIOD	The period when expenditure exceeds income i.e. the period of cash flow deficits

REPAYMENT PERIOD	The period when income exceeds expenditure i.e. the period of cash flow surplus
INVESTMENT	The total investment is the sum of the cash flow deficit during the investment period
DISCOUNTING PROCESS	Calculation to establish at what rate of interest the cash flow surplus during the repayment period will equal the cash deficits during the investment period
DISCOUNT/COMPOUND	Compounding/discounting establishes by factors calculated by a formula what sum would be received after a given period, if it was invested at a given rate of interest and if the interest each year was added to the interest. Compounding assumes that the initial sum is unity. Thus the factors used in compounding rise from unity as the years from the datum point elapse while the factors used in discounting decline from unity
PRESENT WORTH	The sum of cash flow, income or expenditure either for a single year or for a period of years discounted or compounded at a given rate of interest to a fixed point in time
RATE OF RETURN ON CAPITAL	The rate of interest at which the present worth of income and expenditure or surplus and deficit cash flows are zero. At this rate of interest the surpluses in the repayment period will just cover the repayment with interest on the outstanding balance of a loan where interest is accrued during the investment period at this same rate of interest
SOCIAL PRICES	Price level used to assess the true value of income and expenditure to the economy as a whole. Usually used in the form of adjustments to market prices to reflect the opportunity cost or value in alternative employment of labour, management or investment funds. Taxes, transfer payment and internal profits are also excluded in valuing expenditure or income at social prices
S. M. P.	Social Marginal Productivity of capital. The rate of return on capital calculated from income and expenditure valued at social prices
f.o.b.	"free on board" Used here as the value on which all exports are recorded. The f.o.b. price is taken as the actual export price and the value that the economy will receive in foreign exchange for the sale
RURAL and URBAN	This denotes items of infrastructure expenditure which will be used by both rural and urban population and will be sited in both rural and urban areas. It comprises schools, Health centres and public administrative buildings
GROSS MARGIN	Crop revenue less the expenditure which is required solely for the purpose of growing that crop. This can be shown annually or in terms of present

worth discounted over the period of a perennial crop production cycle.

FARM GROSS MARGIN The annual cash flow to the farmer. This denotes the farmers income or expenditure before charging costs of his own labour, management or interest

ARTICLE V

OWNERSHIP OF REPORT AND EQUIPMENT

1. Final version of reports submitted to the GOVERNMENT, and all relevent data such as maps, diagrams, plans, statistics and supporting materials compiled in performing the services, shall be the property of the GOVERNMENT. Such material shall be sorted and indexed by the CONSULTANTS prior to transmittal to the GOVERNMENT, and the CONSULTANTS shall be permitted to retain copies thereof; provided, however, that such material shall not be used by the CONSULTANTS for purposes unrelated to this AGREEMENT without the prior written approval of the GOVERNMENT.

2. (a) Equipment purchased for the study under this AGREEMENT and paid for in whole or in part with funds allocated by the GOVERNMENT shall be deemed to be the property of the GOVERNMENT.

(b) Upon completion of the services in Malaysia, such equipment shall be returned to the GOVERNMENT.

3. Except as the GOVERNMENT shall otherwise agree, all information which comes into the hands of the CONSULTANTS by reason of their work in connection with the performance of the duties in ARTICLE III shall be communicated only to the GOVERNMENT. Any confidential information relating to the operation of a company which comes to the knowledge of the CONSULTANTS shall only be made available to the GOVERNMENT in such a way that the particular company cannot be indentified via such information, except in so far as the company concerned shall otherwise agree.

To: All Consultant Staff

From: Mr. R.J. Spooner

Attached is the agreed form of presentation for the Draft Project Report. It indicates also the anticipated length of each chapter and the individual tasks of visiting Principals in regard to the editing of each chapter, as well as the individuals responsible for coordinating production of draft material.

Some new chapter titles have been suggested. If no alternative suggestions are received by 15th January they will be adopted as final titles.

Comments are invited on the material presently forming the Draft Project Report. Please pass these comments to me by 13th January for circulation to editors.

R. J. SPOONER
(R.J. SPOONER)

RJS/N/13/1/71

- c.c. VCR
- DG
- ASM
- RWK
- JMH

Printed
Pages

Editor

Primary
Author

Ch. 1. INTRODUCTION

- 1.1 The Purpose of the Report
- 1.2 The Project Area
- 1.3 Outline of Objectives and Planning Approach

Ch. 2. PHYSICAL RESOURCES AND OPPORTUNITIES

- 2.1 Forestry and Conservancy
- 2.2 Agriculture
- 2.3 Industry
- 2.4 Tourism
- 2.5 Water
- 2.6 Rates of Development
- 2.7 Projects

Ch. 3. PEOPLE

- 3.1 Population Growth and Distribution
- 3.2 Unemployment and Job Creation
- 3.3 Social Studies

Ch. 4. OBJECTIVES

- 4.1 Increased Employment
- 4.2 Economic Disparity
- 4.3 Increased Malay Participation
- 4.4 Economic Growth

R.V.R.

R.J.S.

R.M.K.

W.C.S.

J.V.H.

C.B.E.

D.V.

A.S.P.

J.V.H.

J.V.H.

D.G.

D.V.

C.B.E.

C.B.E.

V.C.R.

A.S.H.

- 26 F.L.D.A. General
- 27 F.L.D.A. Jengka
- 28 F.L.D.A. Other Schemes
- 29 F.L.D.A. Macro Planning
- 30 State Settlement Schemes - Johor
- 31 Settlements Schemes - Other States
- 32 Youth Settlement
- 33 NLRCA (Land Rehabilitation)
- 34 Dept. of Agriculture (Kuala Lumpur)
- 35 Farmers Association
- 36 Smallholders

Ch. 5. DEVELOPMENT FRAMEWORK

- 5.1 Settlement System
- 5.2 Communications
- 5.3 Urban Services
- 5.4 Social Services

Ch. 6. ORGANISATION: DEVELOPMENT AGENCIES

- 6.1 The Development Corporation
- 6.2 Agricultural Production Agencies
 - 6.2.1 Public
 - 6.2.2 Private
- 6.3 Other Sectors
 - 6.3.1 Forestry
 - 6.3.2 Tourism
 - 6.3.3 Housing
 - 6.3.4 Infrastructure

Ch. 7. THE ALTERNATIVE STRATEGIES

- 7.1 Common Characteristics
- 7.2 Alternative Strategies
- 7.3 Comparison of Strategies
- 7.4 Summary of Overall Strategies
- 7.5 Recommended Strategy

Ch. 8. DECISIONS FOR MASTER PLAN PREPARATION

- 26 F.L.D.A. General
- 27 F.L.D.A. Jengka
- 28 F.L.D.A. Other Schemes
- 29 F.L.D.A. Macro Planning
- 30 State Settlement Schemes - Johor
- 31 Settlements Schemes - Other States
- 32 Youth Settlement
- 33 NLRCA (Land Rehabilitation)
- 34 Dept. of Agriculture (Kuala Lumpur)
- 35 Farmers Association
- 36 Smallholders

Printed
Pages

6

Editor

D.G.

Primary
Author

D.W.

8

V.C.R.

A.S.M.

12

D.G.

A.S.M.

4

R.W.K.

R.J.S.

- A General
- B Soil Survey
- C Cartography & Reports
 - 01 Mapping
 - 02 Report & Planning
 - 03 Draft Report Outlines
 - 04 Final Report Outlines
- D Agriculture
 - 01 General
 - 02 Crops/General
 - 03 Rubber
 - 04 Oil Palm
 - 05 Pineapples
 - 06 Bananas
 - 07 Rice
 - 08 Groundnuts
 - 09 Coconuts
 - 10 Sugar
 - 11 Pepper
 - 12 Vegetables
 - 13 Essential Oils
 - 14 Cocoa
 - 15 Tapioca
 - 16 Industrial Fibres
 - 17 Gaster
 - 18 Sesame
 - 19 Coffee
 - 20 Tea
 - 21 Maize
 - 22 Consumption Data
 - 23 Consumption Projections
 - 24 Pastures
 - 25 Land Development
 - 26 F.L.D.A. General
 - 27 F.L.D.A. Jengka
 - 28 F.L.D.A. Other Schemes
 - 29 F.L.D.A. Macro Planning
 - 30 State Settlement Schemes - Johor
 - 31 Settlements Schemes - Other States
 - 32 Youth Settlement
 - 33 NLRCA (Land Rehabilitation)
 - 34 Dept. of Agriculture (Kuala Lumpur)
 - 35 Farmers Association
 - 36 Smallholders

F Agricultural Economics

- 01 General
- 02 Crops/General
- 03 Rubber
- 04 Oil Palm
- 05 Pineapples
- 06 Bananas
- 07 Rice
- 08 Groundnuts
- 09 Coconuts
- 10 Sugar
- 11 Pepper
- 12 Vegetables
- 13 Essentials Oils
- 14 Cocoa
- 15 Tapioca
- 16 Industrial Fibres
- 17 Castor
- 18 Sesame
- 19 Coffee
- 20 Tea
- 21 Maize
- 22 Animal Foodstuffs
- 23 International Trade Services
- 24 Cattle Milk
- 25 Cattle Beef
- 26 Planning/General
- 27 System
- 28 Fish
- 29
- 30
- 31
- 32
- 33 Ecology
- 34
- 35
- 36
- 37
- 38 Industry, Mining, Power and Construction
- 39
- 40
- 41 Caschew
- 42
- 43
- 44

- 43 Industrial Statistics
- 45 Industry in Singapore
- 46 Soyabeans in West Malaysia
- 47 Sorghum in Johor
- 48 Fruits Profiles
- 49 Industrialisation Policy
- 50 Rubber Production and Distribution
- 53 Oil Palm Processing
- 54 Cocoa Processing
- 16 **Forestry**
- 55 Cellulose Processing
- 01 General
- 02 Enumeration
- 03 Timber Utilisation
- 04 Timber - Economic Comparison L.C.C.
- 05 Logging - Sawmilling
- 06 Plywood - Re. Const. Wood Industries
- 07 Hill Forest Timber Flows, Licensing etc.
- 08 General Papers
- 09 Dairy Products Processing
- 10 Rubber - SMR Weekly Review
- 27
- 28
- 29
- 30 **Water Resources**
- 31
- 01 General
- 02 Hydrology
- 03 Consumption
- 04 Water/Engineering/General
- 05 Water/Engineering/Civil
- 06 Water and Climate Data
- 07 Population
- 08 Dental Services
- 09 Ethnic Groups - National Survey
- 04I **Geology**
- 07 Health
- 01 General
- 02 Mineral
- 10 Libraries
- 11 Local Government
- 12J **Industry, Mining, Power and Construction**
- 13 Social Welfare Services
- 101 General
- 102 Tariffs
- 103 Import Substitution
- 104 FIDA Industry Studies
- 105 FIDA Surveys

- 06 Industrial Estates
- 07 Industry in Singapore
- 08 Industry in West Malaysia
- 09 Industry in Johor
- 10 Industry Profiles
- 11 Industrialization Policy
- 12 Rubber Processing and Distribution
- 13 Oil Palm Processing
- 14 Cocoa Processing
- 15 Coconut Processing
- 16 Cellulose Processing
- 17 Starch Products
- 18 Fish Products
- 19 Fruits and Vegetables Processing
- 20 Mining - General
- 21 Tin
- 22 Bauxite
- 23 Power
- 24 Construction
- 25 Dairy Products Processing
- 26 Rubber - SMR Weekly Review
- 27
- 28
- 29
- 30
- 04 Port Services and Distribution
- 05 Rural Air Services
- 06 Transport Policy, Road Costs etc.

- K Sociology
- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
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- 11
- 12
- 13
- 14
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- 17
- 18

L Town Planning

- 01 General
- 02 Regional Plans
- 03 Town Plans
- 04 Village Plans
- 05 Shops & Markets
- 06 Recreation
- 07 Religion
- 08 Schools *Urban Organisation*
- 09 Clinic & Hospitals
- 10 Local Government
- 11 Industry *Urban Organisation etc.*
- 12 *State Relations - General*
- 13 *Urbanisation Implementation - Johor*
- 14 *State Economic Dev. Corps. - Johor*
- 15 *State Economic Dev. Corps. - Other*
- Unemployment and Employment*
- State Dev. Corps. - & Youth Employment*

M Transport and Distribution

- Department Administration Unit*
- Books Papers (A.Selvanathan)*
- 01 General
- 02 Freight Traffic
- 03 Passenger Traffic
- 04 Port Services and Distribution
- 05 Rural Air Services
- 06 Transport Policy, Road Costs etc.
- 07 Johor Road Plan
- 08 Sarawak Project
- 09 Railways
- 10 Roads - Regional
- 11 Roads - Village & Estate
- 12 Roads - Existing & Government Plans
- 13 Public Transport *Methodology, Micro Economics*
- 14 *General*
- 15 *Methodology*
- COSS Program*
- Other Computer Program*

N Tourism and Conservation

- Regional Activity, Employment*
- 01 General
- 02 Wild Life
- 03 Ecology
- 04 Tourism in West Malaysia
- 05 Tourist Organization
- Public Survey*

0 Working Group

- 01 General
- 02 E.P.U.
- 03 F.L.D.A.
- 04 Livestock
- 05 State

P Administration Organization

- 01 General
- 02 Administration Organization etc.
- 03 Federal - State Relations - General
- 04 Institutions Implementation - Johor
- 05 State Economic Dev. Crops. - Johor
- 06 State Economic Dev. Crops. - Other
- 07 Manpower and Employment
- 08 Youth Dev. Corps. - & Youth Employment
- 09 Labour Notes
- 10 Development Administration Unit
- 11 Misc.Papers (A.Selvanathan)
- 12 Survey Department Government
- 13 Personnel and Training

Q Methodology. Macro Economics

- 01 General
- 02 Methodology
- 03 COBE Program
- 04 Other Computer Program
- 05 Macro - Economics
- 06 Regional Activity, Employment
- 07 Economy of Johor - Budget
- 08 Economy of Johor - General
- 09 Federal Government - Finance
- 10 Dev. Alternative Johor Tengah
- 11 Dev. Alternative Both Areas
- 12 Socio Economic Survey

R Public Services

- 01 General
- 02 Electricity
- 03 Telecommunications
- 04 Postal TECHNICAL FILES
- 05 Police
- 06 Fire Services: meeting of the Planning Committee the technical
- 07 Sewerage: been brought into a central system and will in future
- 08 be looked after by the Records Librarian (Khatijah).
- 09

10 The attached list shows the new file numbers against subjects
 These reference numbers will be used on all future circulars and letters
 instead of SEJ/3/Transport and Distribution/Transport Policy, Road
 etc. the reference will now read SEJ/3/106.

JWT/PAS/KA/21.5.70ian will maintain all technical files and will
 collect material for filing each afternoon about 2.30 p.m.. note that
 whilst she will be responsible for ensuring papers are placed on file
 the file number should be allocated in advance and will not be her
 responsibility. Where a letter or note contains material applicable to
 more than one file mark the letter D 21 copy(ies) on N 02 etc. Similarly
 please note if (& how many) copies are required for personal &/or
 section files.

Distribution should also be noted, ABC, XYZ to see etc. circulation
 will be arranged after filing.

It would be appreciated if all section records could be brought i
 into line with the new numbering system, it can be arranged for the
 records librarian to carry out this work for sections if requested indeed
 this would be preferred.

New file numbers will be issued as necessary by the records librarian
 please do not allocate new numbers yourselves.

JWT/P/27/4/70.

SEJ/3

TECHNICAL FILES

Following the recent meeting of the Planning Committee the technical filing system has been brought into a central system and will in future be maintained by the Records Librarian (Khatijah).

The attached list shows the new file numbers against subjects these reference numbers will be used on all future circulars and letters thus instead of SEJ/3/Transport and Distribution/Transport Policy, Road Costs etc. the reference will now read SEJ/3/106.

The records librarian will maintain all technical files and will collect material for filing each afternoon about 2.30 p.m., note that whilst she will be responsible for ensuring papers are placed on file the file number should be allocated in advance and will not be her responsibility. Where a letter or note contains material applicable to more than one file mark the letter D 21 copy(ies) on N 02 etc. Similarly please note if (& how many) copies are required for personal &/or section files.

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New file numbers will be issued as necessary by the records librarian please do not allocate new numbers yourselves.

JWT/FIA/27/4/70.

SEJ/3/Technical File Series.

- A - General
- B - Soil Survey
- C - Cartography
- D - Agriculture

- 01 General
- 02 Crops/General
- 03 Rubber
- 04 Oil Palm
- 05 Pineapples
- 06 Bananas
- 07 Rice
- 08 Groundnuts
- 09 Coconuts
- 10 Sugar
- 11 Pepper
- 12 Vegetables
- 13 Essential Oils
- 14 **C**ocoa
- 15 Tapioca
- 16 Industrial Fibres
- 17 **C**astor
- 18 Sesame
- 19 Coffee
- 20 Tea
- 21 Maize
- 22 Consumption Data
- 23 Consumption Projections
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- 25 Land Development
- 26 F.L.D.A. General
- 27 F.L.D.A. Jengka
- 28 F.L.D.A. Other Schemes
- 29 F.L.D.A. Macro Planning
- 30 State Settlement Schemes - Johor
- 31 Settlements Schemes - Other States
- 32 Youth Settlement
- 33 MLRCA (Land Rehabiliatation)
- 34 Dept. of Agriculture (Kuala Lumpur)
- 35 Farmers Association
- 36 Samllholders
- 37 F.A.M.A.

- 38 Agricultural Credit
- 39 Agricultural Bank
- 40 Cooperative Credit:

E - Fisheries and Livestock

- 01 General
- 02 Poultry
- 03 Pigs
- 04 Cattle
- 05 Fisheries - Offshore
- 06 Livestock - General
- 07 Livestock Marketing
- 08 Fisheries - Freshwater
- 09 Goats
- 10 Fisheries - Inland

F - Agricultural Economics

- 01 General
- 02 Planning
- 03 Crops
- 04 Animal Foodstuffs

G - Forestry

- 01 General
- 02 Enumeration
- 03 Timber Utilisation
- 04 Timber - Economic Comparison L.C.C.
- 05 Logging - Sawmilling
- 06 Plywood - Re. Const. Wood Industries
- 07 Hill forest timber flows, Licensing etc.
- 08 General papers contracts

H - Water Resources

- 01 General
- 02 Hydrology
- 03 Consumption
- 04 Water/Engineering/general
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I - <u>Geology</u>			
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J - <u>Industry, Mining, Power and Construction</u>			
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02	Tariffs		
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04	FIDA Industry Studies		
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06	Industrial Estates		
07	Industry in Singapore		
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10	Industry Profiles		
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12	Rubber Processing and Distribution		
13	Oil Palm Processing		
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20	Mining - General		
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25. DAIRY PRODUCTS PROCESSING			
K - <u>Sociology</u>			
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- 10 Libraries
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- 12. **FAMILY PLANNING.**

L - Town Planning

- 01 General

M - Transport and Distribution

- 01 General
- 02 Freight Traffic
- 03 Passenger Traffic
- 04 Post Services and Distribution
- 05 Rural Air Services
- 06 Transport Policy, Road Costs etc.
- 07 Johor Road Plan
- 08 Sarawak Project

N - Tourism and Conservation

- 01 General
- 02 Wild Life
- 03 Ecology
- 04 Tourism in West Malaysia
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O - Working Groups

- 01 General
- 02 E.P.U.
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- 04 Livestock
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P - Administration Organisation

- 01 General
- 02 Administration Organization etc.
- 03 Federal - State Relations - General
- 04 Institutions Implementation - Johor
- 05 State Economic Dev. Corp. - Johor

- 06 State Economic Dev. Corp. - Other
- 07 Manpower and Employment
- 08 Youth Dev. Corps. - & Youth Employment
- 09 Labour Notes
- 10 Development Administration Unit
- 11 Misc. Papers (A. Selvanathan)

Q - Methodology, Macro Economics

- 01 General
- 02 Methodology
- 03 COBE Program
- 04 Other Computer Program
- 05 Macro - Economics
- 06 Regional Activity, employment
- 07 Economy of Johor - Budget
- 08 Economy of Johor - General
- 09 Federal Government - Finance
- 10 Dev. Alternative Johor Tengah
- 11 Dev. Alternative Both Areas.

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SOUTH EAST JOHORE PROJECT
CENTRAL TECHNICAL FILE SERIES

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SEJ/3/CARTOGRAPHY /General

SEJ/3/AGRICULTURE /General

/Crops/General

/Rubber

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/Pineapples

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- /Land Development
- /FLDA General
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- /Dept. of Agriculture (K.L.)
- /Farmers Association
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- /Agricultural Credit
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SEJ/3/FISHERIES & LIVESTOCK/General

- /Poultry
- /Pigs
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/Timber - Economic Comparison, L.C.C.

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/Hill Forests Timber Flows, Licensing etc.

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SEJ/3/WATER RESOURCES/General

/Hydrology

WATER/ENGINEERING/GeneralWATER/ENGINEERING/Civil

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SEJ/3/GEOLOGY/General

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SEJ/3/INDUSTRY, MINING, POWER, CONSTRUCTION/General

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/Industrial Estates

/Industry in S'pore

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/Industry in Johor

/Industry Profiles

- /Industrialization Policy
- /Rubber Processing & Distribution
- /Oil Palm Processing
- /Cocoa Processing
- /Coconut Processing
- /Cellulose Materials
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- /Fish Products
- /Fruit & Vegetable Processing
- /Mining - General
- /Tin
- /Bauxite
- /Power
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SEJ/3/SOCIOLOGY/General

- /Education
- /Population
- /Family Planning
- /Ethnic Groups 'National Policy'
- /Rural Development
- /Health
- /Nutrition

SEJ/3/TOWN PLANNING

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SEJ/3/TRANSPORT & DISTRIBUTION/General

- /Freight Traffic
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- /Port Services & Distribution
- /Rural Air Services
- /Transport Policy, Road Costs etc.
- /Johor Road Plans
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SEJ/3/TOURISM & CONSERVATION/General

- /Wild Life
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SEJ/3/WORKING GROUPS/General

- /E.P.U.
- /F.L.D.A.
- /Livestock
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SEJ/3/ADMINISTRATION, ORGANIZATION/General

- /Administration Organization
etc.
- /Federal - State relations -
general
- /Institutions implementation -
Johor
- /State Economic Dev. Corp.-
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- /State Economic Dev. Corp.-
Other
- /Manpower and Employment
- /Youth Dev. Corps. & Youth
Employment
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SEE/3/METHODOLOGY, MACRO-ECONOMICS/General

- /Methodology
- /COBE Program
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- /Macro-Economics
- /Regional Activity, employment
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