

Land Consolidation of Wisma Subud Compound

The Wisma Subud Compound area presently consists of 29.698 sqm lands on the south east part of Jakarta, on the main road connecting central part of Jakarta and the south.

There are a total of around 70 civic addresses located inside the Wisma Subud Compound boundary. The large majority consist of family units, some of single persons and organizations.

Wisma Subud Compound is predominantly residential area and has a dense concentration of houses which includes private gardens and some public buildings.

There is no evidence that the WS community has been there for **more than 50 years**. In regards to the land certified unites there is still the same number of units as permitted by the Government building permit from 1977 of 34 units.

The property section of Wisma Subud Compound includes the land administered by (**Figure 1**):

- Yayasan Subud, holder of certificate of the Latihan Hall with its surrounded garden and some housing land;
- Yayasan Muahammad Subuh holding the certificate of Adi Puri and some housing land;
- Indonesian Subud Association holding the certificate of Wisma Indonesia;
- private land owners (*Subud members, non Subud, not Subud heirs/successor/ inheritance); and
- the Government of Indonesia, the roads, protected under City Planning Law.

LAND OWNERSHIP in WS by size 2011

NOT SUBUD/HEIR-SUCCESSORS	6447	22%
NON SUBUD	7240	24%
SUBUD PRIVATE	1984	7%
CORPORATE	14027	47%
Total	29698	100%

LAND OWNERSHIP in WS by size 2011

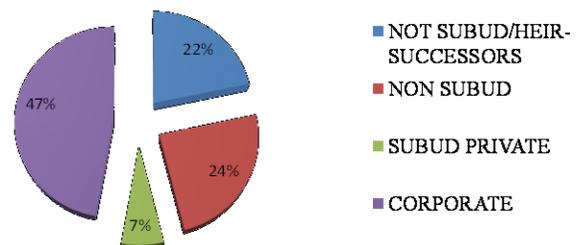


Figure 1. Land ownership in Wisma Subud in 2011.

The current boundaries of Wisma Subud Compound consider including the entire land originally purchased by Yayasan Dana Subud and Bapak from 1960' that are defined only by the original Subud land ownership that is rapidly changing due to the sales to non Subud owners.

The present roads in Wisma Subud do not present the factual situation under present Municipal City Planning of Wisma Subud Compound (**Figure 2**.) DKI Jakarta Governor in 2000 recognized the possibility of Wisma Subud Compound to apply for status of *Napak Tilas*, the historic heritage place,

needed to have master plan or frameworks to guide its management of the land long-term conservation. By getting the status of *the heritage site* in Indonesia with the master plan of future look of Wisma Subud Compound, the roads and usage of the certain area could be changed to be reflected in the Municipal City Planning.



Figure 2. Present Municipal City planning of Wisma Subud Compound with Latihan Hall at the middle

The Wisma Subud Compound is the main Subud visitors attraction with the focus also on the 2 Bapak' houses, Rungan Sary as an inseparable part of Subud "historic road".

Maintenance of Wisma Subud Compound

The Wisma Subud Compound as a heritage site aims to recognize and protect a living culture expressed by the enduring local communities of the Subud members, and the maintenance of the specific life style. As such, the maintenance of Wisma Subud Compound is a key to providing the resources and supporting the conservation of the property for Subud members. In order for Wisma Subud Compound to be preserved and to survive, there must be a Subud members presence and a sustainable development and set of activities.

These characteristics of Wisma Subud Compound are under pressure from development pressure to apply to varying degrees to the entire property. However the pressure could be reduced by the City Planning regulation that no development can be accommodated on *the heritage designated area* unless a variance permit is granted or an exemption is granted by the government of DKI Jakarta Municipality to allow for the construction of roads, the installation of utility poles or the installation or construction of structures to be used for the generation of power in accordance to *the master plan* and *the heritage content* of the site.

There must be continuing possibilities for Subud members to develop in step with the times. At the same time, development of this kind must proceed hand in hand with preservation of the

unique cultural Subud values existing within Wisma Subud Compound.

The number of Subud members in Wisma Subud Compound has been steadily decreasing over the years. As the number of Subud landowners decreases, the burden of responsibilities in maintaining the Wisma Subud Compound for the remaining Subud landowners increases. This may create an issue of long term capacity to provide the financial and human resources to maintain an effective management body and implement its role in maintaining the Wisma Subud Compound.

Because of the desire from groups who share this Subud heritage to continue to be active stewards, an Wisma Subud Heritage Protection Project is established with its Advisory Board includes representation from the key decision-making stakeholders of Wisma Subud Compound chaired by a representative of World Subud Association and Bapak' immediate family resented by Pak Haryono was created.

The membership of the Advisory Board are:

VOTING

Co chairs:

- Pak Haryono Sumohadiwidjojo;
- World Subud Association (WSA) representative; Members:
- Ibu Siti Rahayu Wiryohudoyo;
- Ibu Siti Hardiyati Syafrudin
- Yayasan Subud (YS);
- Muhammad Subuh Foundation (MSF);
- Yayasan Muhammad Subuh (YMS),
- PPKSubud, and
- RT - Local Community Representative.

Ex-officio: Non voting.

- Department of Tourism;
- Culture and Heritage of the Republic of Indonesia;
- Office of the Economy of Republic of Indonesia;
- Municipality of the DKI Jakarta.

The executive body of WSHPP is the Steering Committee that reports to the Advisory Board and consist of the representatives from Susila International Cultural Association, Susila Dharma International, the *working groups* (set up as needed to reach the Project goals), financial/economy expert, project planning manager, legal expert, Web expert and a provincial government officer.

Priority Actions

In order to effectively conserve and protect Wisma Subud Compound legacy and attributes the following actions are deemed to be a priority:

1. Consolidate the central area of WS that ideally should be owned by one entity under one global Subud title (e.g a new Yayasan/Foundation) for an agreed set of purposes, and which should also be protected by *Napak Tilas* (local heritage protection).
2. In order to go ahead with the land consolidation and purchase of the certain lands/ buildings, there are several conditions that need to be in place:
 - a) MSF is a founder of both YMS and YS;
 - b) The appropriate legal structure needs to be in place (see 3. below);
 - c) Certain other key properties in the central area of WS (such as the Hall and Bapak's house) would need to be transferred to this legal structure;
 - d) There needs to be an agreed outline concept paper defining the work of the new entity and the various uses of the site;
 - e) There needs to be a master plan submitted to the local authorities in order for us to go ahead with *Napak Tilas*;
 - f) There needs to be several donors.
3. There are at least three options for the legal entity and ownership:
 - a) There is a new Yayasan, under the stewardship of MSF, to which all existing assets would be transferred (this would make 2a) redundant).
 - b) There would be a new Yayasan and the existing entities such as YS and YMS would be co-founders of this entity together with MSF and others such as GHFP (this would make 2a necessary).
 - c) There would be an international or offshore holding company and existing properties would be transferred to it in exchange for shares. Other properties in WS could participate in this venture.

The option of the holding company would provide a means for the private properties of Subud members in WS to be protected without those persons losing ownership rights and therefore might be needed even if we went for options 3a) or 3b) without immediate need of financing.

4. It is important to have an agreed idea of the purposes of WS and the two houses of Bapak, which includes the spiritual aspect as well as service to the local community and the financial, and which does not make the centre and the houses a shrine to the past.
5. It is important to communicate well these purposes and ideas well to the wider Subud community once we have established that the plan (or some variant) is feasible.

What is important is the need to protect Wisma Subud Compound area and all activities of this will be made by consensus in this process that we are going through by all its stakeholders.

Note: Background document is attached.