

Journal of  
**Social and Administrative Sciences**

www.kspjournals.org

Volume 6

December 2019

Issue 4

**Evaluation of Papua provincial assets: Case study  
on non utilized and non optimized assets of  
integrated economic development zone (KAPET) of  
biak**

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**Abstract.** This paper evaluates Papua provincial assets which are not utilized or not optimally utilized in Integrated Economic Development Zone (KAPET) of Biak. Through a case study analysis, direct observation, direct interview and literature studies conducted in this research, we found that the KAPET of Biak assets which also are the Papua provincial government's assets have not been consistently well maintained and protected. Several assets were unutilized and were abandoned. Considering the great potentials of KAPET-Biak area which has cultural richness, rich resources area, strategic position in the middle of world economic growth triangle and on the hub of the global route for trading in pacific region. It would be better to develop the KAPET-Biak and its assets for further zonal developmental concept in this more global world. The provincial government and all stake holders can also develop and utilize several assets to be the part of research and educational center (LIPTEK Lab and office).

**Keywords.** Provincial assets, KAPET of Biak, direct observation, zonal developmental concept, research and educational center.

**JEL.** D91, J24, J28, O14, Z22.

## **1. Introduction**

**T**he main ideas which backed up this research are as follows: 1) The assets of government both in physical and/or non-moving assets have historical and philosophical values. 2) Those assets would increase to the higher values by the time (economically, for generating income toward the people welfare). 3) The assets of government are the supporting facilities which are pivotal for serving people in the province, and 4) The assets of government should be optimally utilized in order to accelerate development in Papua province and nearby zone. Therefore, it

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was critical to identify and evaluate the assets of Papua province which are widely spreading in several cities and districts.

The Integrated Economic Development Zone (KAPET) for Papua was centralized in Biak Numfor Regency ([Presidential Decree No.90, 1996](#)). The area of KAPET Papua included: Biak Numfor Regency, Supiori Regency, Yapen Regency, Waropen Regency, Nabire Regency, Mimika Regency, Manokwari Regency, Wondama and Bintuni Regency. The area of KAPET-Biak covered 101,748.56 km<sup>2</sup> of area. This area is currently known as development zone of Saireri, Bomberai and Domberai. The great potentials of economical activities which have planned to be developed in KAPET-Biak are Tourism Industry (Nature and Maritime), Fisheries and Marine Products, Mining Industries (Up streaming and Down streaming Process), and Timber Industries. The location of KAPET central office in Biak Numfor Regency is a strategic position considering Biak Num for is the central area (hub) for trading and transportation routes that can connect countries in south pacific (Australia, New Zealand, PNG), Central Pacific (USA/Hawaii; Guam), North Pacific (Japan, South Korea, and China), and ASEAN. Furthermore, KAPET-Biak also located in the middle of world economic growth triangle (China/Korea/Japan-Australia-USA) ([Presidential Decree No.90, 1996](#); [Peraturan Presiden RI No.176, 2014](#)).

In line with the vision and mission of Papua Governor toward the welfare and empowered Papua society by applying zonal developmental concept, and good will of governor to re-open Frans Kaisepo Airport in Biak as the International Airport. Therefore, LIPTEK Papua considered that it was necessary to evaluate KAPET's assets which are existed. The assets of KAPET-Biak were selected as the evaluation target. It was because, from the point of view of zonal developmental concept those assets can be strategically utilized and can produce synergic results with all intellectual richness, local wisdom, and all potentials in KAPET-Biak area ([Badan Pengelola Kapet Biak, 2016](#); [LIPTEK Papua, 2016](#)). Furthermore, there are several negative impacts resulting from KAPET-Biak which already closed ([Peraturan Presiden RI No.176, 2014](#)), the negative impacts resulted explained as follows: several assets that were not maintained and utilized or abandoned assets. There are also non-moving assets (land) which has economical and strategic values but currently unutilized. Moreover, there was an increasing number of unemployment which mostly affected the local people.

## **2. Legal framework of this evaluation research study**

1. PERGUB Nomor 15 tahun 2014, in which consist the information about LIPTEK Papua as an institution for Science and Technology for professions and scientific studies in Papua.
2. PERDA Nomor 4 TAHUN 2016 that covered structure organization of LIPTEK Papua.

### 3. Objective of research

The objectives of this research are:

1. To re-identify the assets of provincial government which are existed in Biak Numfor Regency.
2. To contribute ideas and concept to provincial government in re-utilizing government assets for the zonal development process in the KAPET area.
3. To report and to record all the data and information about provincial government assets

### 4. Time, location and research team

The observation and evaluation were conducted two times in Biak Numfor Regency by LIPTEK Papua Research Team ([LIPTEK Papua, 2015](#); [LIPTEK Papua, 2016](#)).

### 5. Methods

Methods used in this research are:

1. Direct observation to the location
2. Direct interview with related stakeholders
3. Literature study (KAPET report, etc.)

### 6. Results and discussion

#### 6.1. KAPET Biak building

Based on information which were collected, this building was unutilized and abandoned since the end of governor Jap Salossa era in 2006, and by the Presidential Regulation of the Republic Indonesia No.176 tahun 2014, followed by the stopping of central government funding to the KAPET Biak office and its operational cost. Therefore, the only asset exists at this time is the building itself which is still in average good condition, while all the furniture were already moved out.

Physical condition of this office building was averagely in good condition. However, that was only an empty building. There were curtain, air conditioner, electrical connection and water installations. There was no any office furniture anymore ([LIPTEK Papua, 2015](#)). Figure 1 shows the physical condition of the main office building (KAPET-Biak) in Biak Papua.



**Figure 1.** Photos of the main office building (KAPET-Biak) in Biak Papua

The office building, office yard and the fence were in good conditions. On the right side of the building there was a two story building which has not been finished yet for the construction. This two story building was initially planned as a home stay/mini hotel and mini restaurant.

Over all, the building looked fully built. Based on information provided (Badan Pengelola Kapet Biak, 2016), that building would become a home stay/mini hotel and mini restaurant.

These two buildings office and home stay to be are located in Sumber Ker Village which is widely attracted due to its beautiful scenery and easy access to this location.

Those two buildings located in Sumber Ker Village which was supported by the greeneries at outdoor area and supported with a very good condition of asphalt road. Figure 2 shows the condition of unfinished building next to KAPET-Biak main office (It was prepared for home stay/mini hotels and restaurant).



**Figure 2.** Photo of the unfinished building next to KAPET-Biak main office (It was prepared for home stay/mini hotels and restaurant)

Moreover, there are more assets of KAPET Biak such as 14 hectare of land in Urfu (traditional land that offered by local people), KAPET road construction, Berikat area, and several tools which used by KAPET staffs and their family who keep maintaining and protecting KAPET assets (Provincial Government's Assets) from outsiders who wanted to take over the assets. Figure 3 shows the abandoned bonded zone which located in between KAPET-Biak main building and Frans Kaisiepo International Airport of Biak Papua (LIPTEK Papua, 2015; LIPTEK Papua, 2016).



**Figure 3.** Photo of bonded zone (*kawasan berikat*) close to KAPET\_Biak area

## 6.2. Museum Building

Physical conditions of museum building were similar to KAPET Building. Overall, the building was in very good condition. However this museum building is an empty building mostly filled with garbage and dust. There were a lot of garbage and dust. Considering the unicity of this museum building which rich in architecture scene, therefore it is important to be maintained continually.

Considering the architecture of this building, it was a beautiful and unique building. It needs to be maintained and protected. Those great potential would contribute to the development of tourism and local culture. Figure 4 shows the current condition of World War II Museum in Biak which close to KAPET-Biak area (LIPTEK Papua, 2015; LIPTEK Papua, 2016).





Figure 4. Photo of World War II Museum in the KAPET area Biak Papua

### 6.3. Nirmala Biak Beach Hotel

Nirmala Biak Beach Hotel in Sorido, has strategic position in Biak. It has several facilities and beautiful surrounding area. This hotel has great potential for tourism industry.

### 6.4. Port of BMG in Sorido

There was a small sea port known as Pelabuhan BMG in Sorido. This sea port usually used by several small ships and speedboats to connect Biak and Yapen island and/or Waropen area.

There are several additional information of Papua government assets which needs to be revitalized such as General Hospital in many different regencies, Airports, Schools and Traditional markets.

## 7. Conclusions

According to the data gathered from both direct observation and interview, it is appeared clearly that Papua Government abandoned assets are in need to be protected and managed. LIPTEK Papua is considering to conduct intense discussion with government, so that all these abandoned assets can be revitalized and used for better development in Papua. This action proposed by LIPTEK Papua is triggered by the fact that LIPTEK is an institution for research and technology that has been legalized by Papua Government based on PERGUB No 15, 2014 about LIPTEK PAPUA as the institution for professions and scientific studies in Papua and PERDA No 4, 2016 about Structure of Organization of LIPTEK Papua.

Therefore some actions and suggestions proposed by LIPTEK Papua in the near future are presented below:

1. KAPET Biak building is the provincial government assets. Therefore, needs to be utilized to avoid other peoples or institutions that want to use it illegally and irresponsibly. Considering the building and the location of KAPET which are cozy and safe place. This building has potential to be used as a research building (LIPTEK building) for several area of studies

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such as: maritime education, oceanography education and marine education in Saereri area. It would automatically reopened job opportunities and advancing educational development.

2. Museum building in Biak needs to be developed and reopened. There are several historical artifacts of World War II. The museum also can be used to put several cultural and traditional objects from Biak Numfor Regency and nearby. All of those potentials would contribute greatly to the tourism industry and cultural/educational developments.

3. The succession of local government is an evitable process. Therefore, it needs to keep sustainability of development and assets utilizations for people and society. Learning from previous time that the KAPET-Biak development is a glance of neglecting.

4. All stakeholders in Papua provincial government need to discuss and elaborate in more intensive about all assets. For example: Biak Regency has ever had international airport that can be reopened for international flight again.

5. The utilizations and revitalizations of provincial government assets in Biak Numfor Regency would generate income and provide job opportunities to local people.

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