

GOVERNMENT OF THE REPUBLIC OF INDONESIA
MINISTRY OF AGRARIAN AFFAIRS AND SPATIAL PLANNING/
NATIONAL LAND AGENCY

Integrated Land Administration and Spatial Planning Project (ILASPP)
Loan No.: IBRD 9732-ID

REQUEST FOR EXPRESSIONS OF INTEREST
(CONSULTING SERVICES – CONSULTANTS’ QUALIFICATIONS-BASED
SELECTION)

Assignment Title: Independent Quality Control for Integrated Land
Administration and Spatial Planning Project (ILASPP) RDTR and RTR-KSN
Technical Materials

Reference No. ID-ATR-BPN-559188-CS-CQS

Reference No. (as per Procurement Plan): ID-ATR-BPN-559188-CS-CQS

The Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN), through the Directorate General of Spatial Planning, is implementing the Integrated Land Administration and Spatial Planning Project (ILASPP) with financing received from the World Bank, and intends to apply part of the proceeds of this financing to eligible payments under the contract for which this Request for Expressions of Interest is issued.

The consulting services (“the Services”) consist of the provision of Independent Quality Control (QC) for the outputs of District/City Detailed Spatial Plans (Rencana Detail Tata Ruang/RDTR) and Regional Spatial Plans for National Strategic Areas (Rencana Tata Ruang Kawasan Strategis Nasional/RTR KSN) prepared under the ILASPP. The Independent Quality Control is intended to complement the existing Quality Assurance (QA) mechanism implemented by the ATR/BPN Supervisory Team.

OBJECTIVES OF THE CONSULTING FIRM ENGAGEMENT

Under the guidance of the Directorate General of Spatial Planning and the ILASPP Project Management Unit (PMU), the Consultant shall:

1. Provide a clear elaboration of the existing Quality Control (QC) methodological framework and develop detailed and standardized procedures, checklists, and evaluation criteria for assessing RDTR and RTR KSN outputs. These shall complement, rather than duplicate, the existing Quality Assurance (QA) system and shall cover technical standards, environmental and social safeguards, and climate-related enhancements;
2. Conduct systematic checks, verifications, and evaluations of RDTR and RTR KSN outputs based on the developed checklists and standards. The checks shall include desk reviews and, where required, selective

field verification. A single-tier QC system shall be applied to RTR KSN, while a two-tier QC system shall be applied to RDTR based on risk levels and priorities;

3. Provide feedback, lessons learned, and actionable recommendations to the Directorate General of Spatial Planning and other relevant stakeholders to support continuous improvement of the processes, capacity, and outputs of spatial planning formulation throughout the implementation of the ILASPP. The results shall be documented through periodic reports, namely the Preliminary Report, Quarterly Interim Report, Annual Report, and Final Report, as well as through presentations.

The assignment will be carried out from September 2026 to February 2029, for a period of 20 (twenty) months.

The Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN) now invites eligible consulting firms (“Consultants”) to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they possess the required qualifications and relevant experience to perform the Services.

The best-qualified firm to carry out the Services will be selected in accordance with the Consultants’ Qualifications-Based Selection (CQS) method, as set out in the applicable Procurement Regulations, based on the following criteria:

1. Should have business permit in the related field/services;
2. The number of members in a Joint Venture (JV) maximum 3 firms and must indicate clearly which lead and member;
3. having experiences of the relevant experience during the last 5 (five) years on of the following areas:
 - a. Detailed Spatial Plans (RDTR), Regional Spatial Plans (RTRW), Regional Spatial Plans for National Strategic Areas (RTR KSN), or other statutory spatial planning documents;
 - b. Quality Control (QC), technical review, or independent verification of planning, administrative, or government technical documents;
 - c. Environmental and social safeguards implementation, including the Environmental and Social Management Framework (ESMF), Strategic Environmental Assessment (KLHS), environmental assessment, social assessment, stakeholder engagement, or similar assignments;
 - d. Climate change integration, disaster risk reduction, resilience planning, or sustainability mainstreaming in spatial planning or infrastructure projects;
3. Have the availability of the Key Expert positions required under the Terms of Reference (TOR), namely:

- a. Spatial Planning Advisor (Team Leader);
- b. Environmental Safeguards Expert for RTR-KSN;
- c. Social Safeguards Expert for RTR-KSN;
- d. Environmental Safeguards Expert for RDTR;
- e. Social Safeguards Expert for RDTR; and
- f. GIS & Data Expert.

Key Experts will not be evaluated at the shortlisting stage.

The attention of interested Consultants is drawn to Section III, paragraphs 3.14, 3.16, and 3.17 of the World Bank's Procurement Regulations for IPF Borrowers, September 2023 ("Procurement Regulations"), which set forth the World Bank's policy on conflict of interest.

Further information can be obtained at the address below during office hours, 09:00–17:00 Western Indonesia Time (WIB).

Expressions of interest must be submitted in writing to the address below as scheduled, by uploading the required documents through <https://spseicb.lkpp.go.id/spseicb/> no later than September 11, 2026 at 16:00 (GTM +7)

Ministry of Agrarian Affairs and Spatial Planning/National Land Agency
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