



WATER, ENVIRONMENT AND MANAGEMENT

Housing: participatory and differential approach

Triatno Yudo Harjoko



This is an ideal concept of a national design competition which was jointly held by the Indonesian Institute of Architects and the National Housing Corporation (PERUMNAS). The competition aimed at selecting ideas for the alternatives policy of the urban renewal in Jakarta.

The project, Kampung Duri Utara, lies in the North of Jakarta. It covers the area of 7.8 hectares. The total population is 6108. It is a state owned land and highly densified kampung (a density of 783 persons per hectare). Most of the population are poor and squatters. The urban economic of the area is a mix between formal and informal activities with a considerable feature of the latter. They are small industries of garment, water vendor (ground water is saline), and other petty commodities.

The approach is developed from a number of fragmented housing policies exercised in Indonesia and based on careful observation of kampung life (a morpho-typological study).

Some of the underlying problems in the most of urban renewal projects in Jakarta are: 1) eviction of the poor out of the area and attempts to avoid this have turned the government to be a "great provider". As a result, the housing provision is no match at all to the poor. Improper standard as well as the living environment cause the facilities unaffordable or "alien" to poor (a clear example is the Kemayoran urban renewal project, an area used to be a domestic airport in Jakarta); 2) lack of opportunity to the wide range of low-income group to choose a suitable housing; 3) disaggregation or even destruction of the existing social fabrics and its economic life.

The aims and objectives of the housing action are: 1) to improve sanitation; 2) to encourage people of different cultural backgrounds and economic advantages to raise their aspirations about what is considered as "healthy and liveable settlement"; 3) to resolve problems based on agreement among roles or parties involved in the housing development (developer, local government, and inhabitants) as this is the determinant factor for the development progress; 4) to clearly define between *what is controlled by the individuals* and *what is controlled by the community*. This will help, in operation, any individuals to utilize any facilities which could be confined to private or public within a framework of the community; 4) to minimize the destruction of the existing social fabrics.

PARTICIPATORY AND DIFFERENTIAL APPROACH

Agreement among parties taking part in the development project is the key for any progress. This will include the agreements on: 1) the development area suitable for any groups and in accordance with the urban development plan. In this respect *land management* will be the only solution to the problems. It will cover the tenure system and administration of conferring a title or certificate to the beneficiaries. An existing forum of "*musyawarah*" (compromise) among beneficiaries could be maintained to resolve their choices related to the settlement of problems among them. This will include decision of who is qualified for staying where, and gets what. This method has been practiced in *Silas' projects*¹ both in Surabaya

¹ Johan Silas is a prominent figure in Indonesia especially related to housing for the poor. He has done a lot of housing projects for the poor

such as Kampung Improvement Programme and recent pilot projects on flats in Jakarta and Surabaya.

and Jakarta where seniority deserves privilege in the community plays and an important role to settle down conflict; 2) the improved housing environment which encourage, and not otherwise, any existing activities to prevail. This is very important especially for the informal activities such as hawkers, vendors, etc. to survive; 3) the types of housing provision (differential housing). Various provision such as complete units, support units, serviced-sites, etc. will provide opportunity to different income groups to make their own choices as being suitable to their socio-cultural life; 4) how any groups may cope with the payments or the tenure system; 5) which facilities and how they could be managed either by the authority (formal institution) or community (informal one such as ex-water vending and the existing community organization of RUKUN TETANGGA).

Land management: This is the most crucial part of project. Most of the area are occupied by squatters. The main objective is that the project should be cross-subsidized from within. Therefore, land management will aim at allocating one portion of the land for commercial uses and the other for housing the existing population. Approximately 50 per cent of the land should be granted for commercial uses in order the subsidy to be viable.

With regard to allocating a dwelling unit to each household, it follows the existing tenure pattern, namely the owner has the priority. While the tenant may continue to rent his house or buy it from the landlord. The method of allocating the new dwelling unit could adopt the Silas', where a dwelling module of 8 sqm (6 sqm of living unit and 2 sqm of toilet and kitchen) is set and agreed. The existing area of an occupant house will be counted 70 per cent and its 30 per cent will be allocated for communal uses. For example, a house of 60 sqm will get a new house area of 42 sqm. This will get modules of 42 sqm/8 sqm which equal to 5 modules.

Differential housing: There should be a discrimination of provisions towards any income groups. Standardization should be discouraged. First, the new settlement should satisfy different

income groups of the inhabitants (access to housing). This involves the types of provision as mentioned earlier. Second, this does not concern mainly about "what it is" but "what it does to the poor's life". The provision should not hinder their usual activities within the house. Third, tenure system, especially for the poor, should be simple. In Silas' project, in order to obtain house ownership (certificate), as a token, one must pay administration fee of about 6 to 10 per cent of the cost of the new dwelling unit or modules he gets. This can be repayed in certain period of time (5, 10, or 15 years) without interest. This is the only amount to pay. Those who cannot afford the certificate may just take a cheap rental housing.

In terms of housing unit provided, affordability can be expanded through the provision of incomplete housing unit (a support) where the poor may complete or improve their houses through reuseable building materials. For this reason, any housing standard does not apply to this scheme, since better sanitation should mean better water supply, waste disposal, ventilation, natural as well as artificial lighting. It has little to do with better standard of materials.

Since redevelopment may be carried out in stages, the demolition of the houses can be done by themselves and the reuseable building materials can be kept for future use. The poor may take part in construction works to increase their daily income and the existing community organization may help to organize this activities.

Utility: The provision of utility in the building may follow the way the poor used to get access to it. Especially drinking water, at the first stage, this may be installed centrally (at the core) and operated and managed by existing water business in the area. In the future individual connection to any households who can afford, should be possible. This system also applies to electricity.

Drainage system should as simple as they have in kampung by avoiding sophisticated piping system. Open drainage system is much familiar to them. It is important to note that in Indonesia, especially the low income level, community

organization periodically hold a "kerja-bakti day" where all member collectively solve or improve their sanitation problems in the neighbourhood.

Rain water collection is provided to meet the demand for clean water other than for drinking.

