

Guide to Good Practice
in
Core Area Development
DFID Research Project R 6860

Jakarta
Field Studies and Workshop
DRAFT FINAL REPORT

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1. Introduction

This working paper forms part of a larger urban core area research project to provide both guidelines for urban design and frameworks for urban management and finance and to facilitate the integrated and balanced development of commercial core areas of rapidly growing cities in the developing world. The UK Department for International Development (DFID) has funded the project.

Economic pressures on the central areas of such cities are giving rise to large-scale commercial developments that displace or fail to accommodate low-income families and households. Such households gain their livelihoods largely from work in central service employment and are an essential element of the urban economy. Core area commercial redevelopment has too often caused an exodus of residents to the outlying areas of the city and an increase in commuting to the centre. Travel times and costs increase for the urban poor; the increased travel impacts on the environment through more energy use and air pollution.

The project, which focuses on selected sites in Delhi, Jakarta, and Recife, looks at ways in which sustainable low-income housing and small business provision can be integrated with new commercial developments in a range of developing world contexts.

The key issues that the research addresses are:

- Urban design guidelines for mixed-use development incorporating low-income activities as an integrated part of office, retail, hotel, condominium and other high return commercial uses.
- Urban management and development frameworks that explore the potential for partnerships between stakeholders so as to achieve cross-subsidisation of such provision.

A range of regulatory and co-operative mechanisms are explored that involve the use of planning gain; trade-offs in planning standards and requirements; and a variety of public-private partnership approaches. The aim is to provide a range of options to suit the local institutional and development context.

A good practice guide explores examples of existing practice in high, middle and low-income countries, and methodologies for preparing development briefs for integrated core area development.

The aim is to produce a set of urban design and development tools - methods, principles, examples of good practice - which will enable low-income communities to live close to the source of their livelihoods within the commercial centres of these cities.

Figure 1.1: Map of Jabotabek Region

(source: Firman T. 1998. *The restructuring of Jakarta Metropolitan Area: A "global city" in Asia. Cities Vol 15 No 4 pp229-243*)

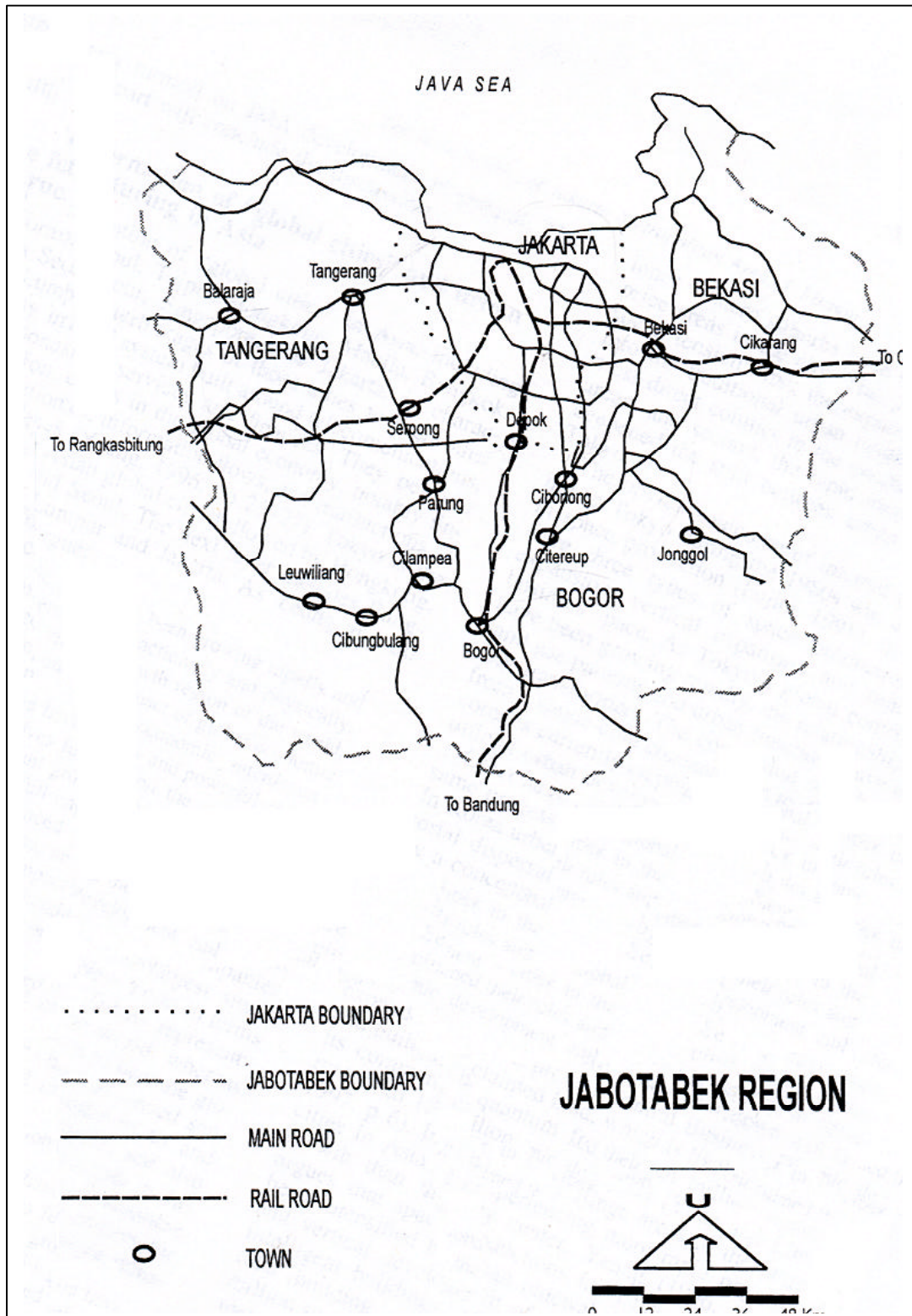
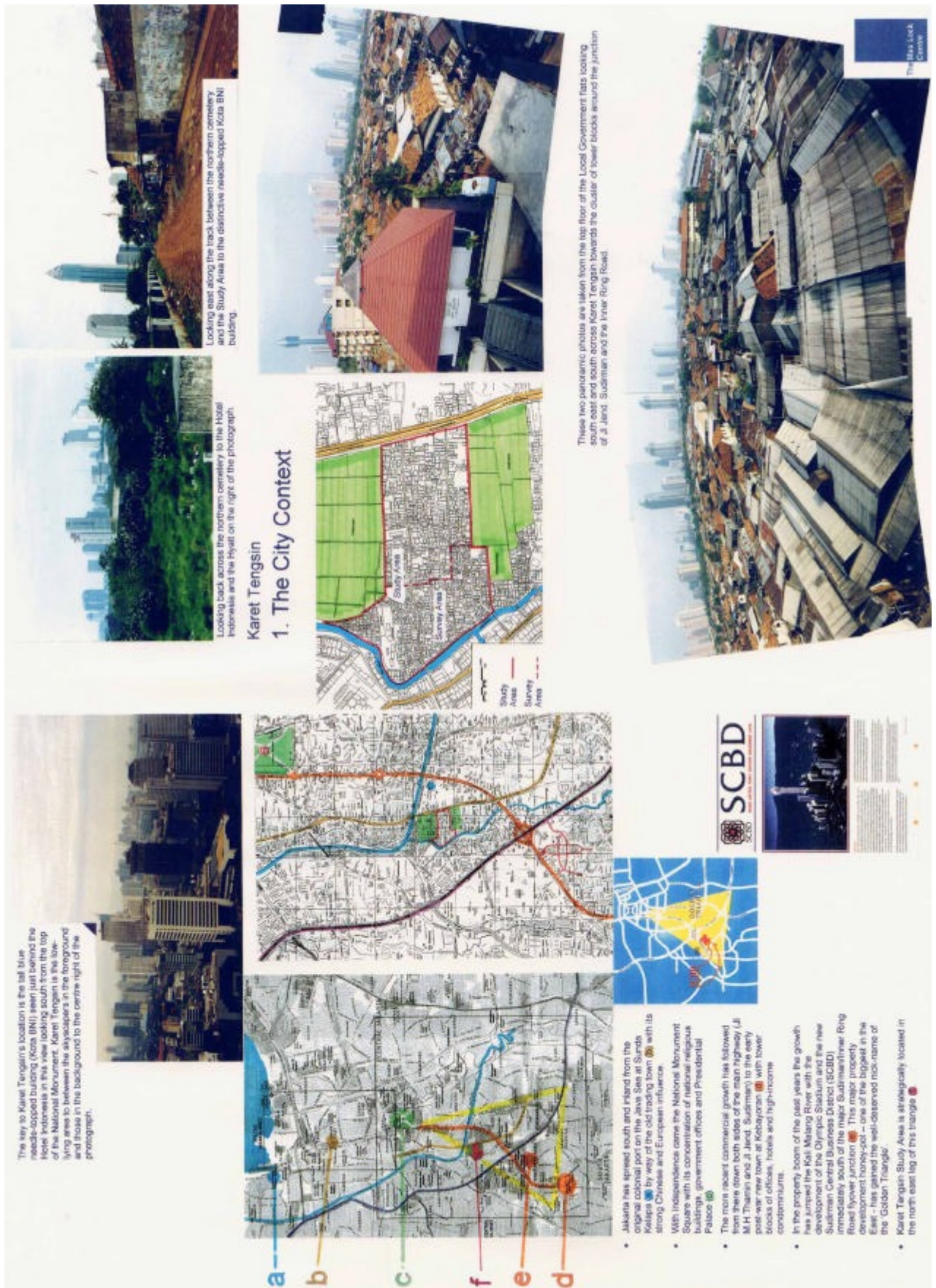


Figure 1.2 : Karet Tengsin – The City Context
 (source: fieldwork)



2. Study Methodology

In general, the methodology for the Field Study element of the core areas research project consists of three research phases, namely project formulation and site identification, project survey and data collection, and project analysis and development options. (Diagram 2.1 – pages 2-3 to 2-5)

2.1 Project formulation and site identification

Project formulation and agreement are based on the terms of reference determined by the Max Lock Centre, University of Westminster, UK as the consultant to the Department for International Development. The Indonesian Field Study research is run jointly with the Centre for Urban and Regional Planning Studies, Institute Technology of Bandung who acts as a local research contractor for the Indonesia and Jakarta field study.

In parallel, a desktop study is conducted of secondary data such as literature on Indonesian planning system as well as the prospective study site in Jakarta, especially in core areas. Further, site criteria identification and research objectives are produced, focusing on the integration of low-income and small business provision with new commercial development on a sustainable basis. Intensive literature study covering national and local planning is done in advance of the preliminary workshop visit in Jakarta.

During this visit, various stakeholders involved are contacted, meetings are held with all levels of local government to collect comprehensive data on locality as well as direct informal interview with community who live in several study area options. After conducting site surveys and site selection on several area options in Jakarta and Bandung, the study selects 17 ha study area in Karet Tengsin, Central Jakarta.

2.2 Project survey and data collection

Study area base maps are prepared from the 1994-95 1:1000 scale city mapping and are used to delineate the physical data. City and sub area mapping is prepared from the Falk 1997-88 Jakarta street atlas.

Analysis of the city context is formulated to give support to an understanding of the research area. This study covers various stakeholders, namely, government, private and community organisations, including specific individuals in the study area and consists of survey observation, interview, meeting and focus group discussions. A sample Household (Socio-economic) interview study in conjunction with an urban design (physical) study is designed and conducted.

A detailed sample household interview survey is held on 7 ha of west part study area, using sample selection method of 25 x 25 metre grid imposed on the area to select 12 % of the total families living in the area. The field survey form and interview questionnaire already used in the Delhi field study is adapted to the Indonesian context and language but kept as close to the original as possible in order to retain comparability.

2.3 Project analysis and development options

The urban area examination is then used as the basis for the project analysis and development options phase. Site assessment, together with the site and

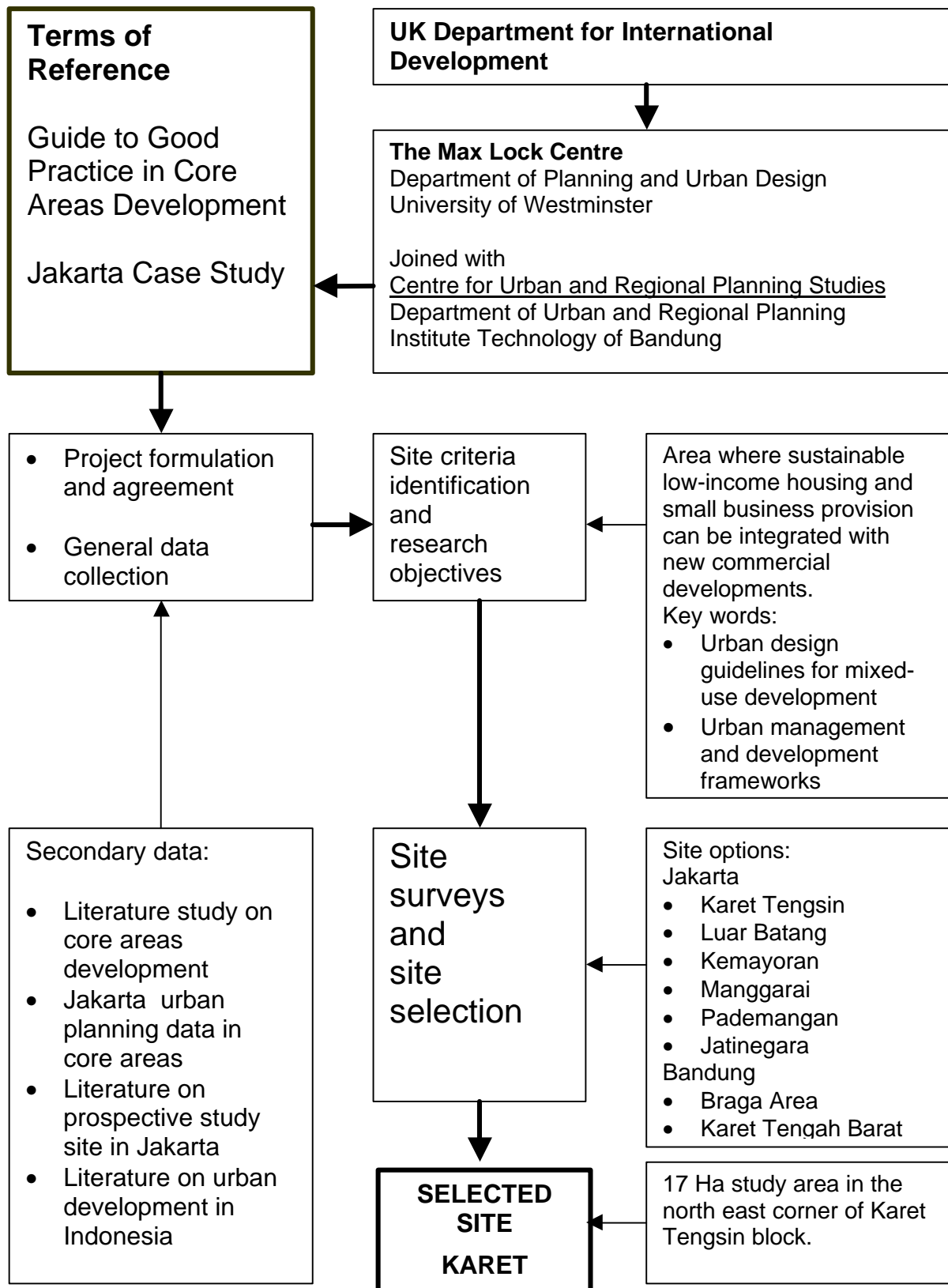
its context data, is mapped. It is followed by an urban area examination and mapping analysis. Stakeholder analysis is then implemented before Strength, Weakness, Opportunities and Threat (SWOT) method analysis is undertaken. The whole then articulates a set of development scenarios. These scenarios are developed in more detail into site development options.

Development appraisals and recommendations use a combination of computer programme of CAD and spreadsheets to produce implementation and management mechanisms. Finally, assessment of different design and management scenarios is conducted incorporating financial elements of cost and return to give a residual site valuation for each of the options. The real costs and extent of cross-subsidisation becomes clear during this process and allows an open and equally comparative judgement to be made on each of the development options considered.

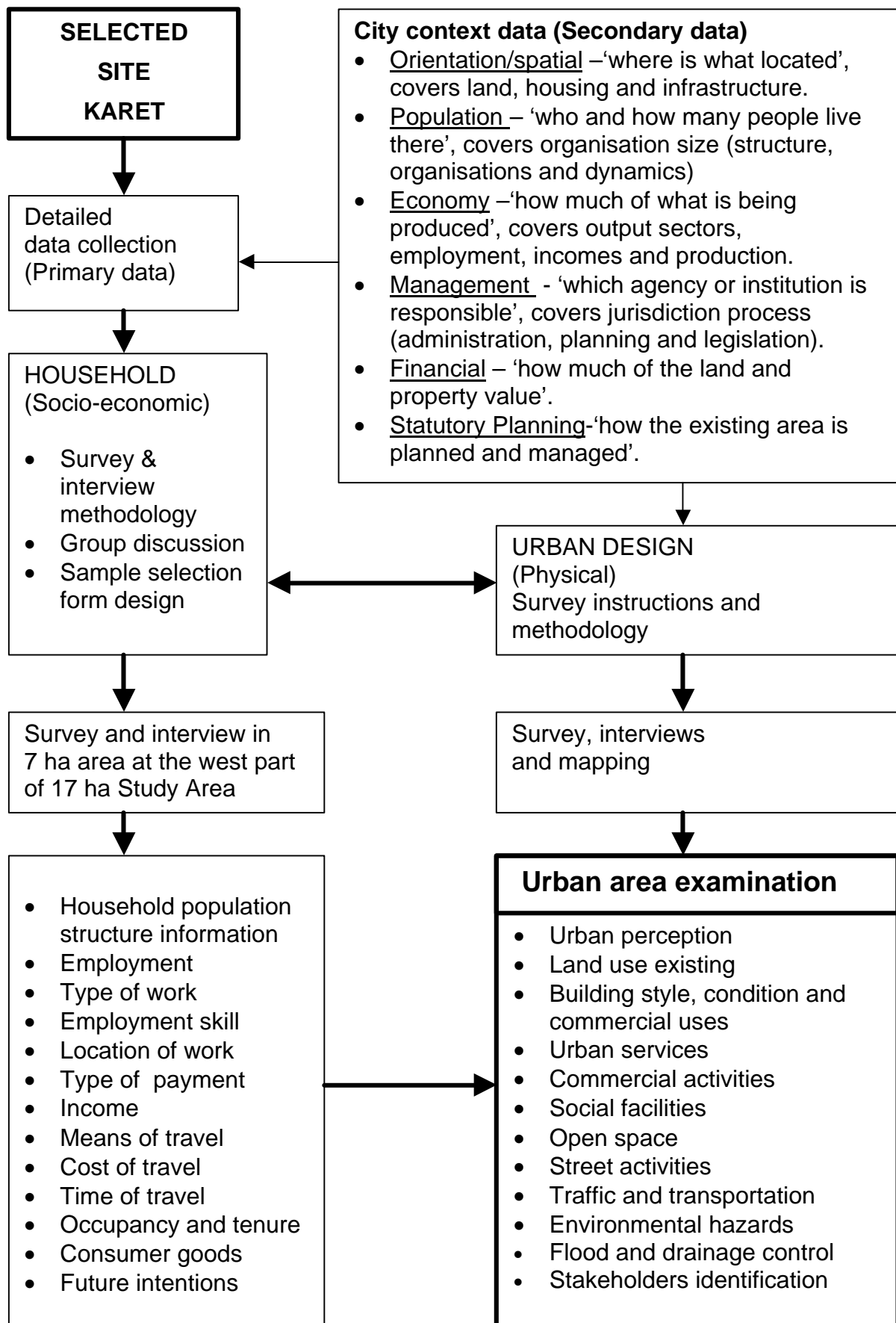
The critical aspect of this methodology is in the process of data collection. The research method uses various strategies in getting good quality data through structured sampling and mapping. This is further informed through learning by listening to and recording the interviews with the key protagonists; sensitive observation during random street interviews with local community members; and more formal interviews with key private sector and government stakeholders. Meetings, informal workshops and focus group discussions are fostered to generate an active role and platform for stakeholders in the formulation of the key problems of the study area and their possible solutions.

**Diagram 2.1 Research Programme Methodology and Field Survey
Jakarta Case Study**

A. PROJECT FORMULATION AND SITE IDENTIFICATION



B. PROJECT SURVEY AND DATA COLLECTION



C. PROJECT ANALYSIS AND DEVELOPMENT OPTIONS

Urban area examination

ANALYSIS

Survey of the site and its context

Producing the basic site data and a photo survey of the surroundings showing typical development; collecting existing map based and local authority survey data on city scale

Analysis of city context

Looking at arrangement of physical and social factors at a range of scales. Analysing, uses map of urban areas information, covering study site in city context.

Urban area examination analysis

Developing the data collected on urban area examination and producing recommendations.

Urban mapping analysis

Delineating: land use, built environment, urban services, incomes, environment, dynamics, land use potential.

Stakeholder analysis

Identifying the stakeholders and establish what their interests and interrelationships are. Producing summary report of the social surveys and its implication for development.

Opportunities and constraints (SWOT)

Analysing Strength, Weakness, Opportunities and Threat of the area, divided into its specific character (segments).

Development scenarios

Establishing the range of development scenarios that the design options will be addressing; Setting out the design objectives for the development options being explored.

Site development options

Producing plans showing the layout of built form on the site by building type.

Development appraisal and recommendation

Identifying the cost and other key parameter of the different site options with spreadsheets using data on property values, site values, rentals, building costs and planning standard.

Implementation and management mechanism

Producing an output to replicate the development scenario.

Assessment of the different design and management options

Producing assessment of the whole process and conclusion.

**DEVELOPMENT OF
KARET TENGSIN
Development Scenario
Development Options**

3. Jakarta City and Metropolitan Region: a Contextual Overview

3.1 The National Planning Background

Once the guidelines for National Development policy (GBHN) have been drawn up, each province prepares a basic development plan (POLDAS I). Provincial governments through their planning departments (BAPEDDA I) then identify key issues identified in their basic development plans as well as the National five year plan REPELITA to create a provincial five year development plan (REPELITA I). In turn the lower levels of provincial local governments (urban and rural districts) use POLDAS I to develop basic local development plans (POLDAS II), which are then used with reference to REPELITA I to develop local five-year development plans (Oetomo, Kusbiantoro, 1998). (Diagram 3.1 – page 3-2).

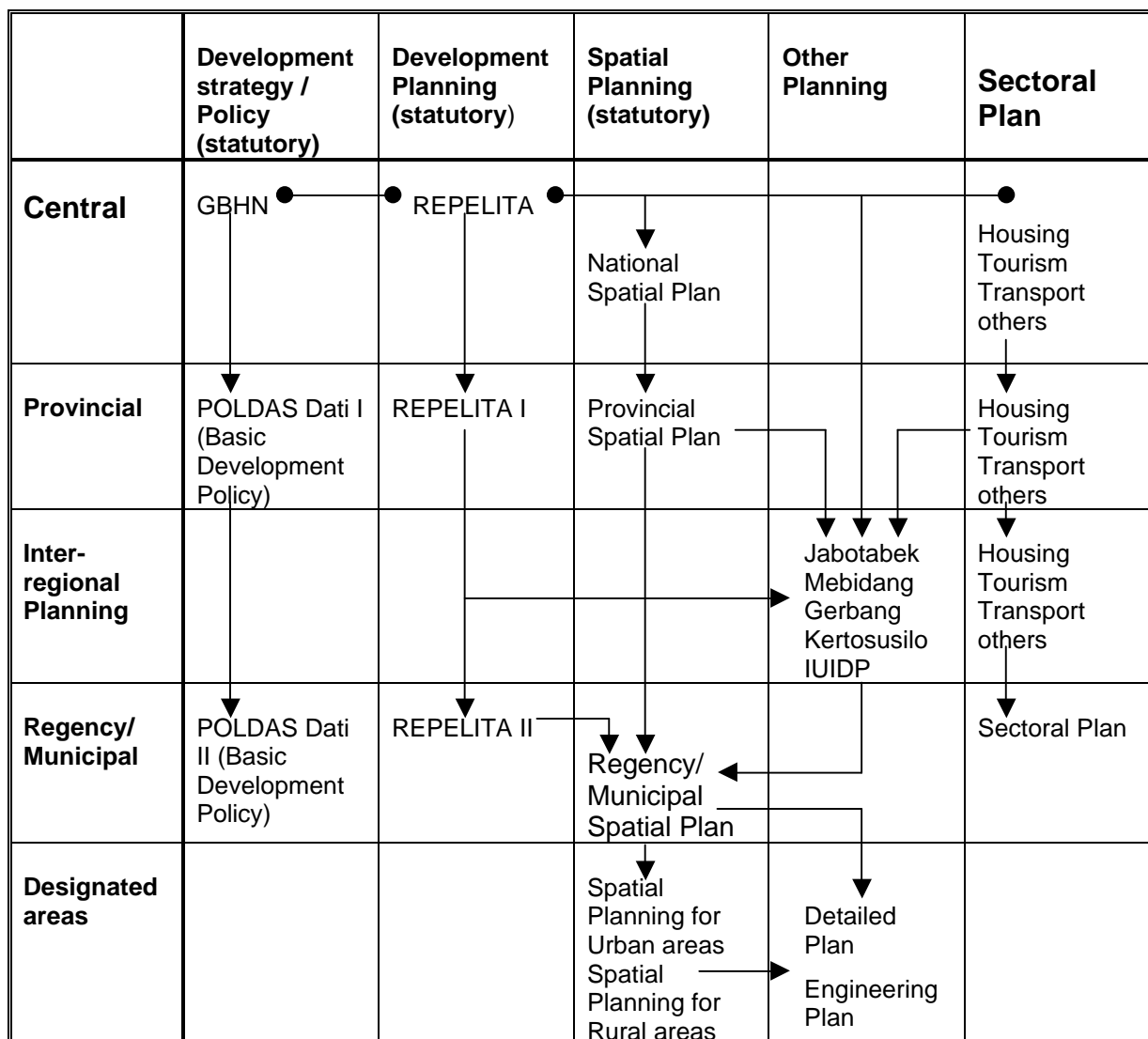
This decentralised system of government provides an opportunity for the lower levels of local government within the provincial set-up to play a part in developing plans for their cities and rural hinterlands. However, in order for these local development plans to become statutory they must first be presented and approved by either Provincial and/or Local Assemblies before receiving a decree from a Provincial and/or Regency Governor or Mayor outlined in the paragraph above.

Although Jakarta is also a province, the making of development plans for the capital city, Jakarta is different since there are no lower levels of local government in Jakarta with powers equivalent to that of other Provinces. This is discussed in more detail in 3.5 Jakarta: planning background. Once legalised, statutory spatial plans and sectoral plans are then used to control land use and development of both rural and urban land.

Typically urban development in Indonesia must conform to city planning regulations. Those interested in developing large sites must first acquire a location permit before obtaining a land provision procedure and a new land title. Once acquired, building can only begin after planning and building permits have been issued and planning guidelines agreed. However, local government continues to control the supply of developable land offering incentives in some areas and disincentives in others.

Several vertical and horizontal government institutions are involved in inner city urban development. The main agencies of national government involved in the management of urban area development are shown in Box 3.1 – page 3-3.

Diagram 3.1 National Development Planning System



(source: Developed from Winarso 1999)

Key:

GBHN – National Development Policy
POLDAS – Provincial and Local Development Policy

REPELITA – The Five year Development Plan

Jabotabek – Jakarta, Bogor, Tagerang, Bekasi.

Mebidang – Medan, Binjai, Deli, Serdang.
Gerbang – Gresik, Bangkalan, Kertosono, Surabaya.
IUIDP – Integrated Urban Infrastructure Development Project

Box 3.1 *Central Government Agencies in Indonesian Urban Development*

1. National Development Planning Board (BAPPENAS)

This agency is responsible in coordinating the cross-sector development in national strategic areas. The co-ordination is administered through the National Spatial Planning Co-ordination Board (BKTRN) which consists of the related central government departments and institutions.

2. Department of Home Affairs

This department could directly and indirectly (through the local government) administer the co-ordination in urban development. One of the tasks is issuing the management right (hak pengelolaan) of an area.

3. Department of Settlement and Territorial Development

The role of this department is administering directly or indirectly through the local offices spatial planning, management, urban development policy and the related infrastructure.

4. Department of Transportation

This department has responsibilities for transportation management in the area including the public transportation provision.

5. National Board of Land Affairs

This agency administers the UU No.5/1960 Land Act and Presidential Decree 26/1988 that make provisions for land use planning and issuing Business Utilisation Right (Hak Guna Usaha). This comprises the Utilisation of Building Right (Hak Guna Bangunan) for Indonesian citizens and the Utilisation Right (Hak Guna Pakai) for foreigners residing in Indonesia.

6. The State Ministry of Public Works

This department has responsibility in co-ordinating the general Public Works affairs in Indonesia. The role is indirectly to co-ordinate the spatial planning, management, urban development policy and the related infrastructure in support to the role of Department of Settlement and Territorial Development (see 4 above).

7. Department of Industry

This department directly or indirectly administers the industrial affairs of industrial development in urban areas.

3.2 Indonesia land management

Government largely controls Indonesia's land ownership and tenure systems. There are two main types of land right in Indonesia and both are managed and administered by the BNP (National Land Agency) in accordance with the 1960 Basic Land Act No 5 (Undang-Undang Pokok Agraria).

The first type consists of rights that are granted by government and these include; Hak Milik (Right of Ownership), Hak Guna Bangunan (Right of Building), Hak Guna Usaha (Right of Exploitation), Hak Pakai (Right of Use) and Hak Pengelolaan (Right of Management).

The second consists of special land rights given by the primary holder to another party. These include; Hak Guna Bangunan (Right of Building), Hak Pakai (Right of Use), Hak Sewa (Right to Rent), Hak Gadai (Right of Pawning), Hak Usaha Bagi Hasil (Right of Product Sharing Exploitation) and Hak Menumpang (Right of Taking Advantage). It is therefore within this context that all land transactions in Indonesia should be viewed (Oetomo, Kusbiantoro 1998).

With the introduction of location permits and land ownership and conversion systems, the government is able to control larger scale private sector land and estate development. However, it has had less success controlling the development of individual housing. 70% or more of Jakarta's population is now accommodated in development that, by default, does not comply with planning and building regulation standards. The ability for authority to make planning conditions and building regulations in general or for limited and readily identifiable large-scale developments is relatively easy in terms of qualified manpower. The ability to enforce and control the majority of individual investments is administratively complex, wide-ranging and labour intensive. It is also open to omission and repression through exploitation of petty power.

The commercial element has become paramount in the redevelopment of central Jakarta. This has included substantial investment in central area high-rise high-income commercial, office and condominium tower blocks at the expense of existing mixed-use housing areas. The real estate argument has been that the inclusion of middle or low-income housing in these developments reduces both the saleability and value of the high-income towers. Similar arguments are used in the case of prestigious office developments.

It is the combined pressure of both these elements that drove the exclusively high-value property development boom in the decade before the 1997 crash. After the crash many high-income offices and residential spaces were either partially finished or had been completed but remained un-let. Many of the high-rise blocks in and around Karet Tengsin are prominent examples. There has been virtually no major commercial building activity in Jakarta since the crash. Land acquisition and assembly has also ceased. Evidence from the Karet Tengsin field study showed that even small-scale, individual building improvement and replacement was uncommon.

3.3 Low-income housing policies

3.3.1 Introduction

Housing improvement and security are an essential ingredient of the core areas research guidelines. Knowledge of the past and current statutory provisions affecting the development of housing, and low-cost affordable housing in particular, is therefore important since these will set the context within which implementation can take place successfully. It could also highlight where statutory amendments may need to be considered.

3.3.2 Kampung Improvement Programmes

Over the years the Indonesian government has introduced a limited number of low-income housing programmes. The first and perhaps best known of these was the Kampung Improvement Programme (KIP) which was launched in Jakarta in 1968. The programme involved improving the provision and maintenance of infrastructure and services in kampung areas. After being funded by the City of Jakarta in its initial years, the programme's success later attracted successive World Bank funding in the mid to late 1970's. By 1985 the KIP claims to have improved the living environments of some 3.5 million people (JRDPB 1985) and on a more general level has contributed to higher property values in improved kampung settlements. The programme's success owes a great deal to the amount of community support it has received, with many communities being responsible for the operation and maintenance of facilities.

3.3.3 Perum Perumnas - public sector housing

Indonesia's second major low-income housing programme Perum Perumnas¹ was launched in 1974 and has delivered an average of 24,000 units a year since its inception (Asian Development Bank 1984). The programme was initially designed to house civil servants but now focuses on delivering low-income housing to the urban poor. The programme was launched in conjunction with a mortgage scheme run by the State Mortgage Bank, BTN that allows low and middle income families to borrow long-term loans at subsidised interest rates.

3.3.4 Private sector housing

More recently the government stipulated that new residential developments should be built according to a ratio system that requires developers to build at least 6 low-income and 3 middle-income units for each high-income unit built in a scheme (1:3:6).

This programme further insists that developers set aside at least 20% of the total project area for low-income households (Oetomo, Kusbiantoro 1998). The programme is designed to encourage the development of socially integrated and economically viable urban space and is a good example of how a planning system can be used for social benefit to create mixed-income neighbourhoods (through cross-subsidy) and accommodate the poor in core urban areas.

¹ Perum Perumnas is Indonesia's National Housing Development Corporation

3.3.5 Slum and kampung clearance

The third major policy aimed at low-income households involves a process of urban renewal where dilapidated kampung areas are demolished and replaced with new housing and infrastructure. The policy enforced by Presidential Instruction Number 5 of 1990 stipulates that settlements on government land will be redeveloped without evictions taking place. The State Mortgage Bank BTN provides mortgages and construction loans to residents. Examination of the actual effectiveness of these procedures has been outside the scope of this study.

3.3.6 Conclusions

Whilst there have been some successes, as the pressure to utilise centrally located land for commercial purposes increases, developers have complained of finding it too expensive to include the stipulated amount of low-income households on residential schemes (see also 7.3).

Furthermore, schemes have been criticised for being private sector driven with no community involvement. Indeed responses from our field surveys undertaken in Karet Tengsin and a number of Flat complexes (Appendix A) indicate that many households complain of accommodation being too small and too expensive. However, it must be noted that a large number of people have made substantial profits by selling on their well-located flats to higher income groups.²

Since 1989 housing policy in successive five-year development plans (*Repelita V and VI*) has focussed on providing low-income groups with better access to basic services and affordable housing. During *Repelita VI* (1995-99) greater emphasis was placed on finding integrated low-income housing solutions which encouraged interrelated residential and commercial development.

The challenge for Jakarta's (DKI) administration has been how to incorporate formal and informal development in such a way that makes best economic and social use of existing and available land in Jakarta. With commercial and residential competition for land intensifying, possibilities of providing suitable low-cost housing to low-income groups in well located areas either through mixed-use or newly established developments is becoming increasingly difficult.

The ethos of commercial developers precludes going for anything other than that which will give the highest return. The design of new developments and their sales promotion concentrates on gaining the highest value through increasing social and commercial exclusivity. In this conception, mixed development lowers values and is not therefore commercially attractive.

3.4 **Jakarta: administrative background**

Jakarta's Metropolitan region, known as Jabotabek, is situated in the northwestern corner of West Java and covers an area of 6,900 sq. km (Firman & Dharmapatni 1994). The region comprises Jakarta itself, and Botabek made up of Bogor, Tangerang, Bekasi and their respective regency (rural) areas

² refer to conclusion in Flat report, Appendix A.

(Fig. 1.1 - page 1-2). Over the years, foreign and domestic investment and international trade have fuelled rapid economic growth in Jabotabek. With service and construction industries predominant in Jakarta and manufacturing in Botabek, the area exists as a successfully integrated economic region. However, rapid economic growth and investment have also been accompanied by a corresponding growth in the region's population, which, estimates suggest, will reach 30 million (JMDR 1993) by 2010.

Jakarta City itself occupies an area of 660sq.km (JMDR 1993). To the north lies the Java Sea to the south Bandung Province (including Botabek described in the paragraph above). The growth of the city as a major industrial centre began in the 1960's and was matched by a corresponding growth in its urban population as migrants from the surrounding Jabotabek region and other areas of Indonesia flocked to the city in search of work.

Many of these migrants settled in kampung³ (self-built settlements situated in central areas of the city) where they could find work (see 3.3 above). However, as commercial competition for land in central Jakarta continued to grow a large number of kampungs have been acquired for exclusive high-value commercial development and the existing populations dispersed often to cheaper areas located in the urban periphery. The remaining kampung areas in prime locations are constantly under pressure to sell off their land for commercial redevelopment.

In 1994 Jakarta City (DKI) (i.e. the local government area)⁴ had a population of 11.5 million with an annual growth rate of 4.3 % between 1990 -1995 (UN 1995).

3.5 Jakarta: planning background

Jakarta has its specific city planning regulation, which is more sophisticated than other parts of Indonesia. Jakarta, as the capital city of Indonesia, has the same administration level as provincial government. However, district areas of Jakarta do not have the direct authority of their counterparts in other provincial administrations. Hence the city planning regulation is centred in the central local government directly under the governor of Jakarta Metropolitan.

The local government (DKI) of Jakarta is provincial level. It has a single planning department (BAPEDDA) within the organisation. It administers the UU 24/1992 statutory Act of Spatial Planning and the drawing up of development plans and policy in accordance with the provincial and the Kotamadya's master plans (RTRWP and RTRWK). This includes the related environmental management plans (AMDAL), administered by the Local Environmental Impact Agency (Bapedalda) in the respective municipalities. This agency, which works under the State Ministry of Environment controls the implementation of Environmental Law UU No. 4.1982 and the Government Statutory Code PP No. 51/1993 that are the current government regulations on environmental protection.

³ The name Kampung applies to the semi-urban villages built on swamps that form a large part of the Indonesian cities.

⁴ Jakarta DKI is administered as a 'special capital province' which effectively integrates provincial and municipal administrations

As in other provinces in Indonesia, in Jakarta a location permit must be acquired in developing large sites before obtaining a land provision procedure and a new land title. The location permit has limit of time, ranging from 5 to 10 years according to location. The intended development should also comply with related regulations from central government and local government. These regulations cover such matters as land acquisition whereby 20% of the area should be allocated for flat housing in renewal areas of more than 5.000sq.m⁵, house and plot sizes to promote a balanced social strata⁶ and guidance for balanced mixed uses covering 1:3:6 social strata housing composition⁷. (see also 3.3.4 above).

Various levels of statutory planning must be complied with in developing a site. These are covered by the Jakarta Master Plan 2001 (Provincial Spatial Plan), Rencana Umum Tata Ruang Kota (General Plan for City Development in District level), Rencana Bagian Wilayah Kota (Sub District Urban Development Plan) and Rencana Tata Bangunan dan Lingkungan (Urban Design and Development Plan for selected area). Planning control is conducted in various levels of local government administration covering District (Walikota), Sub-District (Kecamatan) and Kelurahan, the lowest level of government administration.

The Local Government of Jakarta Metropolitan Statutory Plan (scale 1:1000) (Dinas Tata Kota) gives information for development guidance on permitted use, density, building height, floor area ratio and building to site are coverage for each individual street block and a list of land use codes and definitions for development control purposes. Figure 3.2 (page 3-11) and accompanying diagram in Appendix B show a representative example. However, this statutory plan may be changed in specific conditions such as where there is private sector interest in developing an area that involves the transfer of land ownership, for a large-scale commercial development project.

3.6 Jakarta: land development

Historically, in order to accommodate Jakarta's growing urban population and demand for land, rural agricultural land, much of it in low lying or flood prone paddy field areas, has been converted for urban use. However, since most agricultural land is unregistered (due to costs involved) a significant amount of land converted for urban use does not initially have a registered title and generally is outside the official urban planning and building control systems.

With most agricultural land being privately owned, its conversion to urban use is predominantly carried out by the private sector. On the one hand, individuals can register and build on and/or subdivide the land for various kinds of development, or sell on the unregistered land title to private development companies. The informal sector on the other hand operates in a

⁵ Governor decree of Jakarta Metropolitan no. 540, 1990 on Letter of principal agreement on land release for physical development in Jakarta Metropolitan.

⁶ Government's regulation no.9/KPTS/1992 on Guidance of house and settlement development in a balanced environment.

⁷ Letter of common resolution of minister of home affairs, minister of public works and minister of housing no.648-384/1992, no.739/KPTS/1992 and no.09/KPTS/1992.

clandestine manner developing on unregistered land without adherence to standard building regulations or stipulated land use and planning controls.

Uncontrolled residential development of this kind has resulted in the development of high-density conditions in kampungs⁸ and informal settlements that have become defined as overcrowded or slum areas without reference to the economic, livelihood and social benefits they can afford to low-income and migrant workers and their families. With the increasing density of the city centre, living conditions in the heavily populated kampungs became, not surprisingly, physically unsatisfactory. Most houses are informal, lack basic infrastructural services and are subject to regular outbreaks of fire and flood.

Although government in Jakarta is supposed to guide urban development through the provision of urban services and public facilities, 70% of houses in the city have been developed informally on land and layouts outside official planning and development control (Archer 1994).

⁸ The majority of the kampungs possess legitimate tenure.

Figure 3.1: Jakarta city and prospective study sites
(source: Falk Jakarta City Map; Copyright Gunther W. Holtorf, Jakarta 1997)

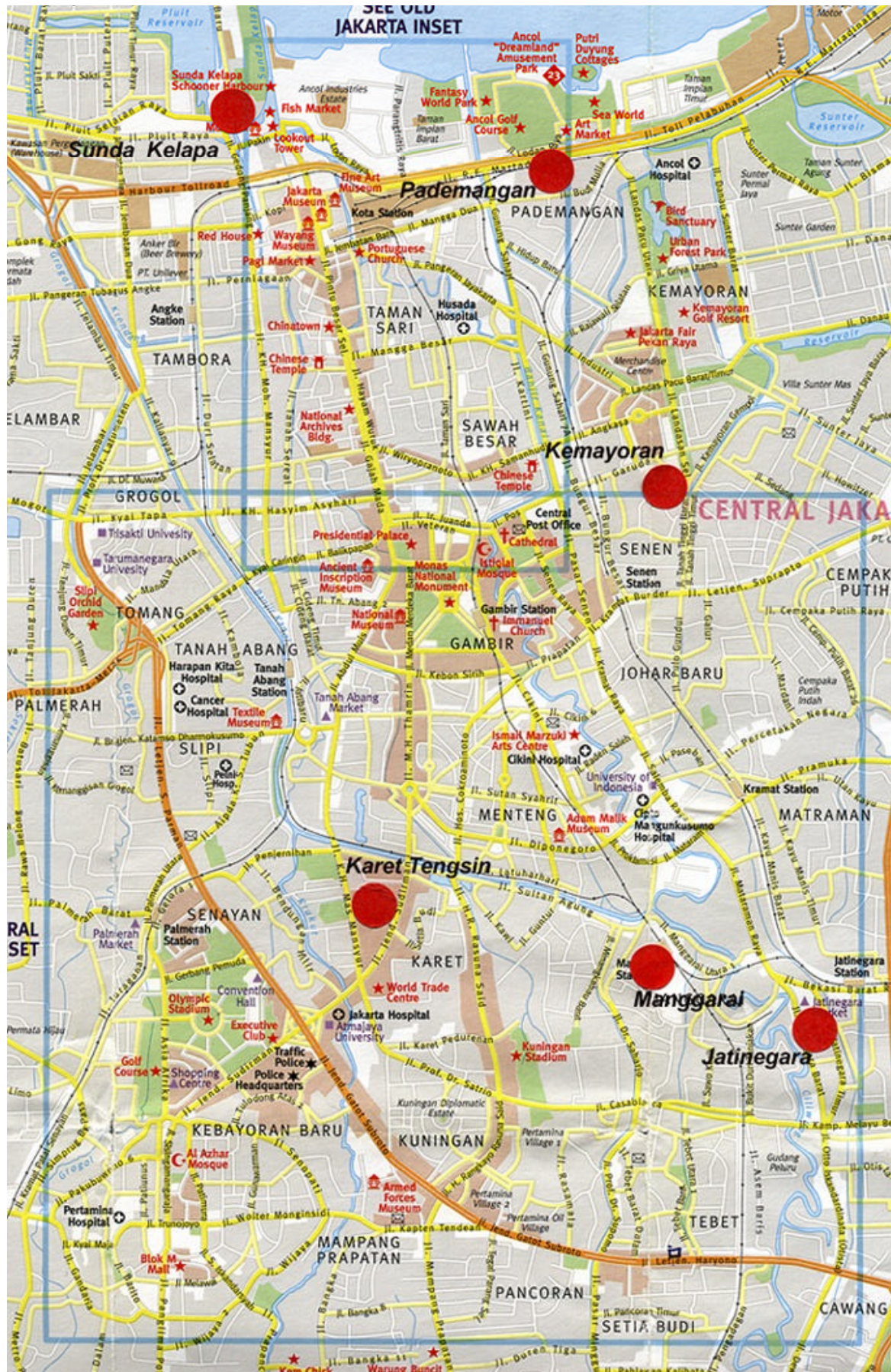
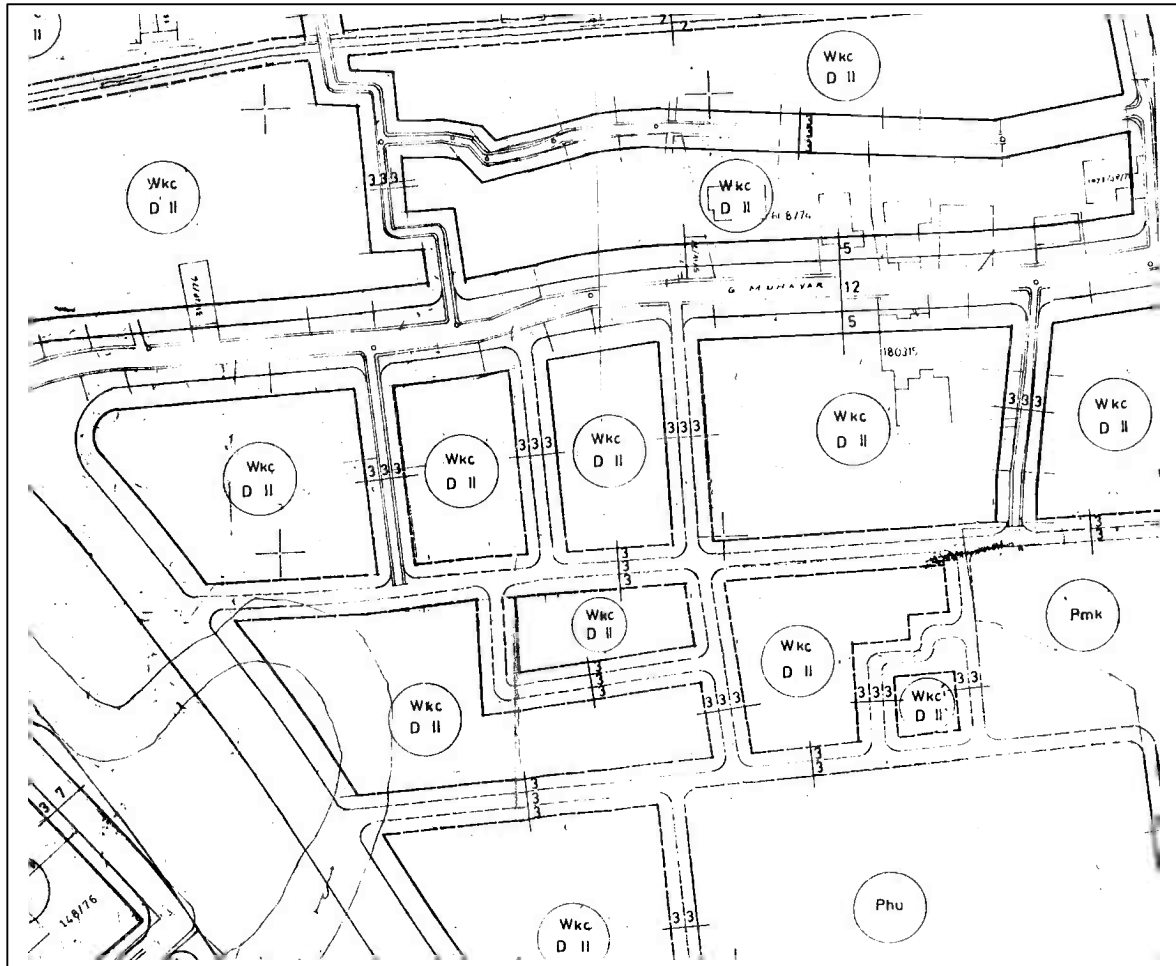


Figure 3.2: Local government statutory plan (source: fieldwork)

An example of map of Jakarta local government statutory plan which shows road widening from the existing road, building setback line and information on uses, density, building type and building height permitted in the lots.



4 Identification of suitable sites in Jakarta

4.1 Introduction

A selection survey for a Field Study site was carried out in 1998, a year after the beginning of Indonesia's economic crisis. With this in mind the extent and level of pressure to develop existing space in the inner city was not as intense or active as one might have expected had normal economic conditions prevailed.

4.2 Site selection criteria

Potential study sites had to meet specific criteria. In the first instance, sites needed to be on well-located land close to Jakarta's inner city (Fig. 3.1 - page 3-10), from which they derived commercial potential and high return in speculative land value. Secondly, sites had to be located on land with some existing commercial activity and with mixed social strata. Thirdly, sites needed to be located on land that had an existing residential settlement. The current statutory land use planning proposals would need to indicate high intensity future development.

4.3 The visited sites

In accordance with the above criteria, six sites¹ in Jakarta were visited (Fig. 3.1 - page 3-10). The first three sites, Kemayoran, Manggarai and Karet Tengsin, were identified by the research team. The second three, Sunda Kelapa (the old port settlement of Luar Batang) in North Jakarta, Pademangan also in North Jakarta and Jatinegara in East Jakarta, were recommended by senior local government planning officers during meetings with the research team.

After visiting the sites, Manggarai and Pademangan were omitted. Manggarai was dismissed as a possible site because development in the area had been monopolised by an elite business. Furthermore, the presence of street fighting in the area would have made it difficult for research to be undertaken. Pademangan, along Jakarta's North Coast was dismissed as a possible site because there was not a large population living on the site and even under improved economic circumstances it was felt the area would be more likely to develop in the longer rather than the short term.

Proposed study sites in Kemayoran and Jatinegara were similarly omitted. The first site in Kemayoran, involving the development at an ex airport, was dismissed because it had been monopolised by an elite business group that could be under investigation with difficult political implications. The second site in Jatinegara was felt unsuitable because a large well established commercial area already dominated the site. In addition, although Jatinegara is a main transport node serving East Jakarta with its potential for commercial expansion, it is dominated by a large one-way road traffic system running through the area. This physically severed the existing commercial development from the poor quality high-density housing along the Ciliwung River and thus restricted the scope for designing physically and financially integrated mixed land use solutions without major transport implications and

¹ See Appendix C for individual descriptions of each of the six sites studied.

the necessary involvement of other development and statutory authorities with their own independent planning agendas.

4.4 The most suitable sites

The two most suitable study sites were located in Sunda Kelapa (Luar Batang) and Karet Tengsin. Although large low-income communities lived close to commercial centres in both areas, a significant amount of specific field-work within the context of determined redevelopment policies covering the whole of the Luar Batang settlement had already been carried out. With this in mind a decision was taken to select Karet Tengsin as the Study Area since no field-work had been conducted there and as far as was known at that time the only redevelopment policies were those contained in the statutory development plan.

One of the factors influencing this decision was that a detailed study had already been undertaken of the southern Karet Tengsin area (Mulyawan 1997) with similar criteria to that proposed in this field study. The research team was, therefore, familiar with the area and had also established local contacts, which would make it easier to work in Karet Tengsin.

4.5 Sites in Bandung

Two sites were also examined in Bandung. One at Industri Dalam, a social housing project just west of the central railway station, had been used as a case study by Haryo Winarso² in his PhD work at the Development Planning Unit (DPU), University College, London. The other, around the Braga Street area, is a steep drainage valley area developed as informal housing inside a rectangle of commercial streets located in the high value commercial centre of the town.

The changing economic situation in Indonesia meant that the Sterling budget originally allocated for field-work in Indonesia was being rapidly eroded in terms of the local exchange rate. It was thus decided to concentrate the increasingly limited financial resources on Jakarta and leave the Karet Tengah Barat site as a case study of an earlier attempt to develop low-income housing in a central area.

² Haryo Winarso 1999, '**Inner-city Redevelopment Strategy**, The role of agents in the development process, a lesson from two cases in Indonesia' MLC commissioned paper and forthcoming TWPR publication.

5 Selected Site: Karet Tengsin

5.1 Site background and general characteristics

Kelurahan Karet Tengsin is an administrative area under the Jakarta Local Government (see 5.2 below) and is surrounded by central economic activities and other important areas. Kebayoran area is a major sub-centre of economic activity located in the south, whereas superbloc¹ complex areas are located in the east part. Approximately 1 kilometre on the east, there are some superblocs and Central Business District development, namely Mega Kuningan and Sudirman Central Business District. In the future this area is expected to grow rapidly with the completion of a Mass Rapid Transit project along Sudirman Street linking it to the National Monument, considered as the heart of Jakarta City, located about 2kms beyond the north boundary of Karet Tengsin.

The western part of the Karet Tengsin area between JL Mas Mansyur and the Krukut River grew rapidly with increasing small-scale commercial developments in its own right stimulated by the development of the major commercial elements described above. This led to a further growth in this western area's population. In recent years however, population growth has slowed significantly as residential land has been gradually bought up for expansion in depth of the commercial development along the western frontage of Mas Mansyur road. The selected Study Area lies in the northern part of this western area.

Initially an agricultural area operated as a market garden along the banks of the Kali Krukut River by a Dutchman, the Study Area was settled on his departure immediately after the Second World War and the rise of the Independence movement. The settlement expanded with both the strategic development of Kebayoran Satellite City in the 1960's to its south west and its proximity to the traditional commercial core area of old Jakarta north of the Kali Malang River. Until the end of 70's the informal sector had occupied and built the area into an established settlement. By the 1980's, with the construction of Jl. KH Mas Mansyur road and the development of commercial activity in and around Sudirman central business district, it fell into what was becoming known as the 'Golden Triangle' (Fig. 1.2 – page 1-3).

The commercial area surrounding the Study Area consists mainly of large-scale office towers rented out to private companies, national and international banks and hotels. As the area has developed Karet Tengsin and the Study Area residents have benefited from this economic growth. Some residents provide accommodation to people working in the surrounding area whilst others have established small businesses in food, catering, petty trade in non-food items and services, which they sell to workers in the neighbourhood large-scale commercial activities.

¹ Superblock is a term used in Jakarta to describe comprehensive (5ha or more) commercial development and redevelopment areas usually developed as a mixture of exclusive high-rise high return tower blocks of office, shopping mall, hotel and condominium use often on cleared 'kampung' land. This type of development is often confusingly described as 'mixed-use' (see Box 5.1) when it would be more accurately defined as large-scale developments of different exclusive single uses – all of high cost, high rise and high return.

The point needs to be emphasised here that retail provision for meeting the affordable day to day needs is not made in the large-scale commercial developments for the low to medium income workers there. Any retail provision in those developments is aimed at the top end of the retail spectrum, i.e. exclusive designer outlets able to afford top of the market floor space rents.

With continued development pressure, land values in the area can only rise. With this in mind, residents willing to sell their properties recognise that they can make significant profits if they sell to developers. However, neither developers nor government are likely to offer real market values for the sites. Individual plot owners in the Study Area are becoming increasingly aware of these real values as compared to those who sold off in the earlier days of property development company purchases prior to 1997 (see 5.2 below).

5.2 Administrative and planning background

Kelurahan Karet Tengsin is a sub division of 'Kecamatan' (Sub District) Tanah Abang. The administration boundary of Kelurahan Karet Tengsin forms a triangle shape, consisting of Jalan Jenderal Sudirman in the east and south, Krukut River in the west and south, and Jalan Penjernihan in the north. It covers 153 ha, consisting of nine Rukun Warga (large neighbourhood) and seventy-six Rukun Tetangga (small neighbourhood) units. It is close to and overlapped by the boundary of the city's 'Golden Triangle', one of the largest planned commercial centres in Asia (Fig. 1.2 – page 1-3).

The pressures for development into the well-established residential enclave of Karet Tengsin between the River Krukut and Jl Mas Mansyur were well under way at the time of the 1997 crisis. The area to the east of this main road, between it and Jend Sudirman road, is now completely cleared of its earlier development and given over to new commercial development. The northern part of the area to the west is the Study Area.

The local government supports this type of development through its commercial and service sector recommendation in the Kecamatan (Sub District) Tanah Abang Planning report. (Box 5.1 – page 5-3). The planning report also produces problem identification of the area (Box 5.2 – page 5-3).

Office tower blocks and high-income condominiums had been built in the south and major advance land purchases were being made to the west of Mas Mansyur road by developers up to Karet Pasar Baru Barat 4. One specific developer (Jaya Real Property) was in the process of buying land in the area between the two cemeteries and by the 1997 crisis had acquired around 40% of the higher ground immediately west of Jl Mas Mansyur. These sites had been cleared and fenced to prevent re-occupation (Fig. 5.7 – page 5-12). The field study team was not aware of the extent of these purchases by a single company when this area was selected for study. Its recognition and documentation during the study has had a profound influence on the conduct and outcome of the study.

The area had been the subject of an Urban Development Guidelines study in 1998 by the Institute of Technology in Bandung (ITB) (Fig. 5.2 – page 5-5) and the developers were purchasing land under the procedures of the outline planning approvals they had been granted (see 3.4). Architects, appointed by

Jaya Real Property, developers for the whole area, had also developed tower block developments in a series of sketch studies (Fig. 5.3 – page 5-6). The Urban Development Guidelines have recently been revised (1998) to give more emphasis on four to five storey mixed-use plot by plot development (Fig. 5.4 – page 5-7).

Box 5.1 ***The local government policy in commercial and service sector for Sub-District Tanah Abang***

- Development of commercial centre as a primary strategy.
- Support the development of office/service in the form of high rise building in strategic area, namely Karet Tengsin, Bendungan Hilir, Kebon Melati and Jl. MH Thamrin.
- Support private sector's role in the development using the concept of 65% flat and 35% commercial, in order to accommodate housing and job creation.
- Develop the concept of Superblock and single office area to prevent 'Ribbon' type development and form integrated commercial area.
- Develop mixed-use area of commerce/service/ housing in vertical as well as horizontal system.

Box 5.2 ***Local government identification of the area's problems in the city context***

Problem Identification in the city context is drawn from various urban planning reports by the Local Government DKI Jakarta. These problems are selected as those that have a direct relation to the Study Area. These are as follows:

1. Jakarta City context

Housing Sector

- Decreasing housing area in the city context and the trend of sprawl.
- Causing transportation problem especially for those working in the city centre.
- The development of commercial uses has exceeded the housing facilities.

Commercial and service development sector

- The trend of Superblocks in business districts have not been integrated
- the service provision to support its development has not been anticipated
- the trend of ribbon development persists in the periphery area.

Transportation sector

- The transportation provision axis of West -East Jakarta is promoted as a direction of urban growth.
- Hence the encroachment to the green area in the south could be prevented.
- Lack of public transport in the integration of commercial corridor development.

2. Central Jakarta Context

- The decreasing population, below the planning target, such as in Kecamatan Tanah Abang area, results from land acquisition for high intensity commercial development, especially along main commercial corridor and strategic areas.
- Despite its potential as a centre of economic activities in a strategic location, which could generate the growth of other areas, general problems consist of traffic jam along the commercial corridor, land scarcity, an increasingly high price of land and lack of clean water supply.
- The commercial corridor along Jl. Gatot Subroto and Sudirman is promoted as the area of development and evaluation study.

3. Kecamatan Tanah Abang Context

Housing Sector

- Karet Tengsin is the area that is dominated by semi-permanent and temporary housing.

Figure 5.1 : Karet Tengsin in Tanah Abang sub-district
 (source: Detail plan of Tanah Abang, Dinas Tata Kota Jakarta)

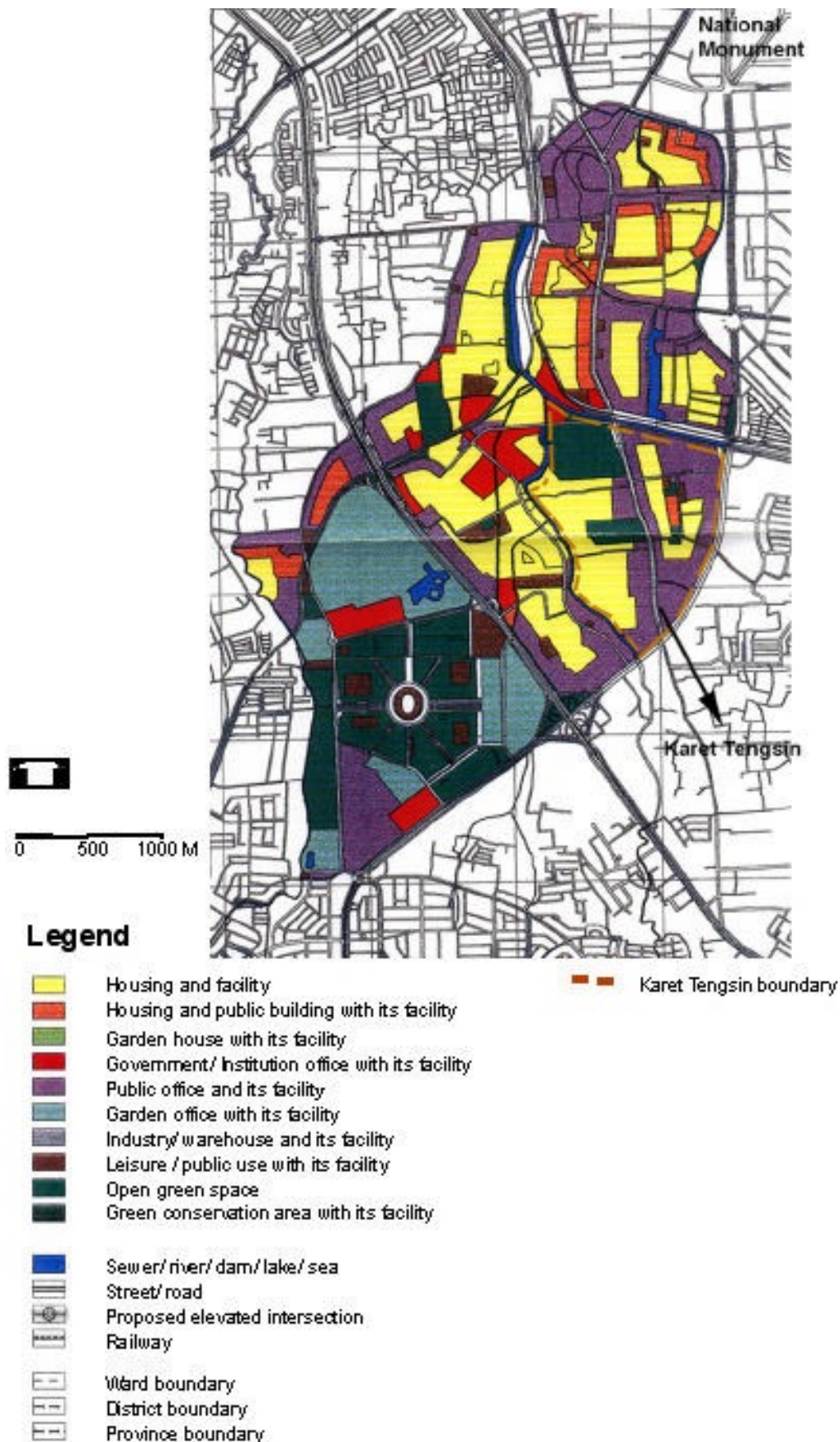
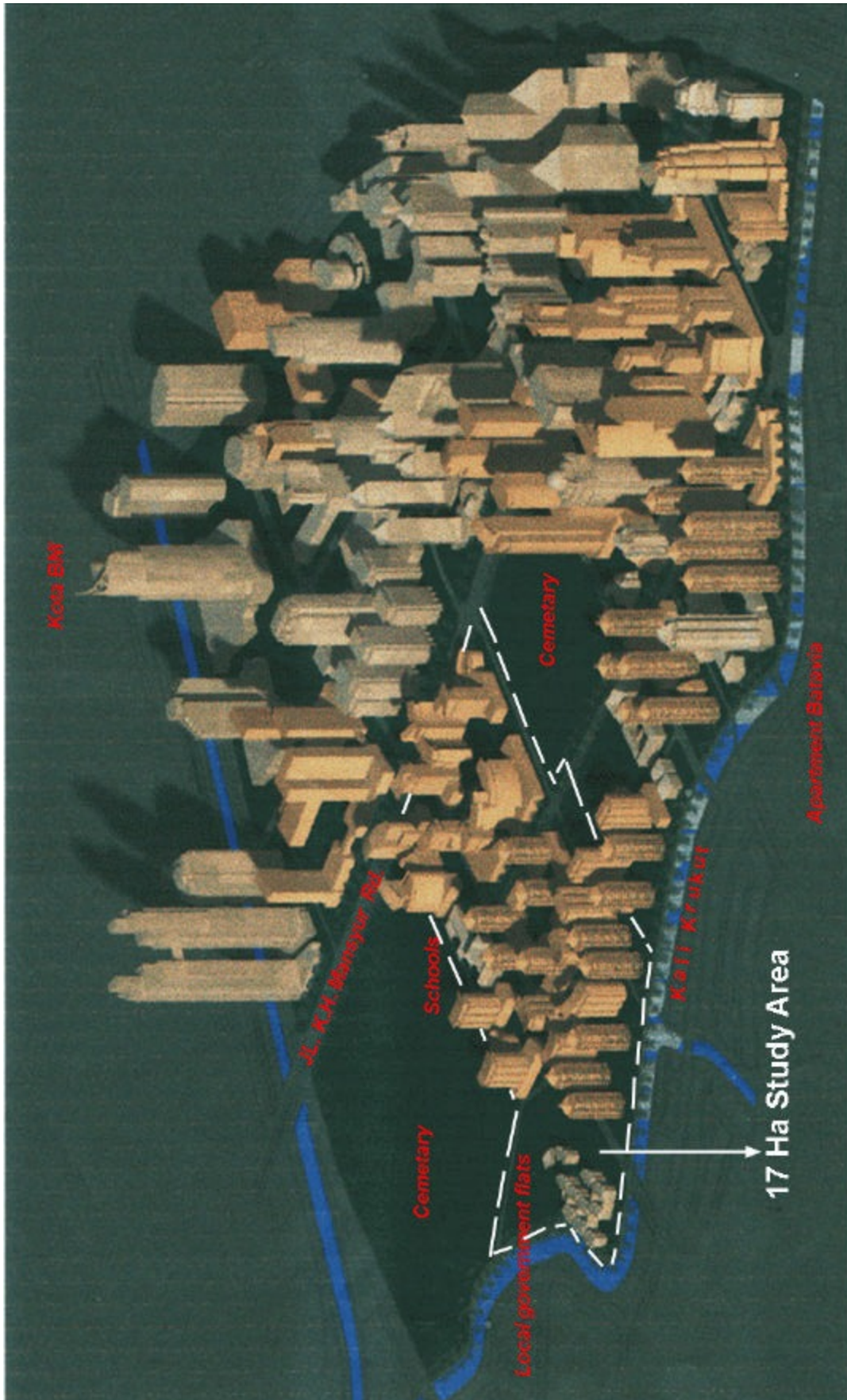


Figure 5.2 : ITB Computer generated axonometric urban design guidelines

(source: ITB Centre of Urban Design Study)



View from west side showing 17 ha Karet Tengsin study area in the left corner of the picture

Figure 5.3 : Axonometric sketch by Jaya Property architects
(source: Jaya Property Developer)

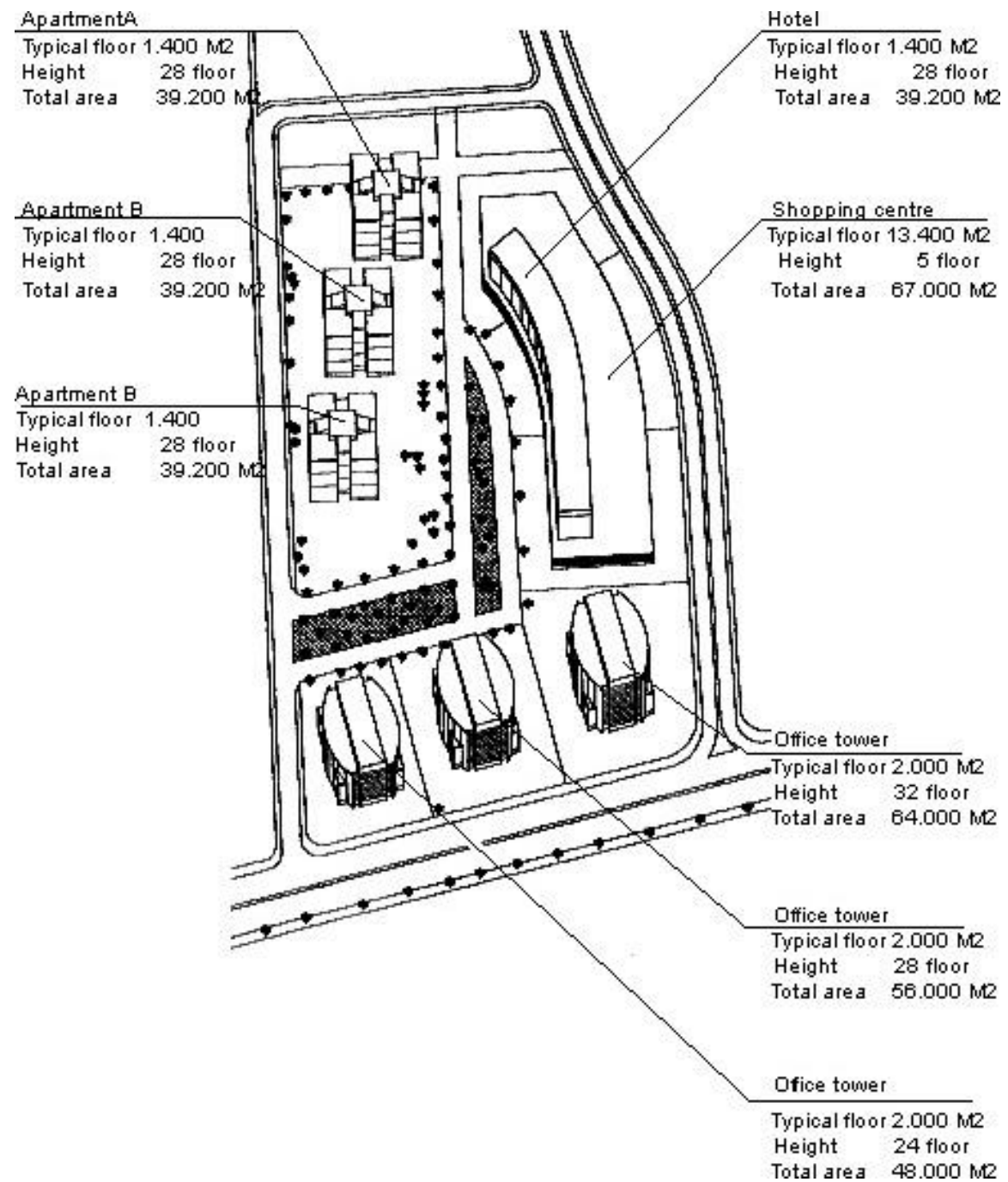
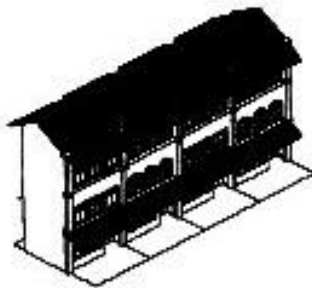


Figure 5.4 : ITB urban design guidelines with housetypes
 (source: Dinas Tata Kota Jakarta)

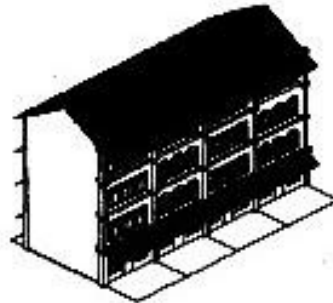
Urban Design Guidelines on west part of study area outside SK37994
 (Local government flat development)



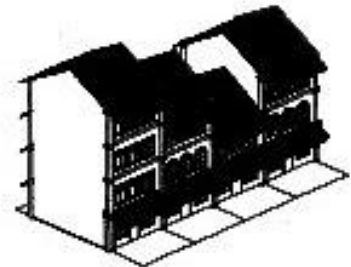
Guidelines for building types



Lot 6 x 9 M2

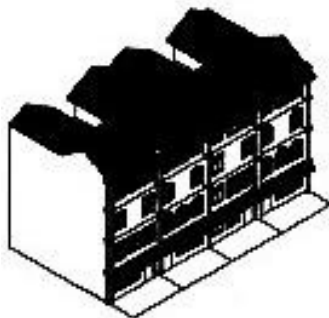


Lot 6 x 15 M2 (Alternative 1)



Lot 6 x 15 M2 (Alternative 2)

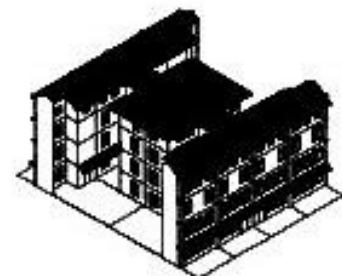
Guidelines for building integration



Integration of 2 lots or more to the side



Integration of 2 lots or more to the back



Integration of 2 lots or more to the side and back

5.3 Physical description

The Study Area measures some 17 hectares. Topography is relatively flat. Elevation is around 5 -15 meter above 0 sea level. Average temperature is 27° C and humidity is 80-90%. The rain level is 1900-2000 mm with the highest level in January and the lowest level in September. The type of soil is red and brown latosol with soft texture, bad to medium drainage, and material is made by tufvolkan intermediar. Geological condition is described as young volcanic stone, consisting of 'lempung' tufa and tufa konglomerat sand.

Most properties are served by overhead electricity supply. Piped water is in evidence with some houses having metered supplies. Septic tanks are used where there is space and a rudimentary storm water drainage system along with paved pedestrian access based on an earlier Kampung Improvement Scheme draining into the Krukut River is in reasonable repair and maintenance but with some notable exceptions. The Krukut River has been subject to some flood control investment with walls along the Study Area section and sluice gates further down stream. The operation of this system regularly results in back flood up the storm drainage channels that are also, by default, used for foul water disposal. Flooding can reach up to six feet in depth over ground floor dwelling levels in the western part of the Study Area.

Four-storey local government walk-up flats in four blocks along with a large mosque have been built on made ground above flood level in the north west of the Study Area with a temporary motor bridge over the Krukut River linking that development to Bendungan Hilir road. An area to the north of the flats is used as a temporary market. Two substantially built schools are located along the north of the site on the higher ground adjacent to the northern cemetery. These are the only public building investments in the area.

Two parallel tarred roads running east/west with side storm water drainage serve it. These are just wide enough for two large passenger cars to pass with care. The northern one of these (Karet Pasar Baru Barat I) is the better maintained and more used, leading to the new motor bridge (just south of the local government flats) over the Krukut River, which forms the western boundary of the Study Area. This is the only direct road link between Mas Mansyur and Bendungan Hilir roads - both part of the city's main secondary road network. Some 450 metres westwards in from Mas Mansyur road these two roads slope down from the higher ground to the Krukut flood plain (5m a.s.l.). It is at this point that the Study Area changes character.

5.4 The Study and Survey Areas

For the purposes of this study, the area has been divided into an eastern and western section at this distinctive topographical point. For the sake of consistency, throughout this report the whole area is called the Study Area and the western section where detailed surveys were to be conducted is called the Survey Area.

5.4.1 The eastern area

The eastern part, fronting Mas Mansyur road, is some 250 metres wide and lies between two large cemeteries on well-drained relatively high ground (12m a.s.l.). It has developed over the past half century with reasonably large and well laid out plots each with their individual building development some of

Figure 5.5 : Karet Tengsin – flooding, drains and services
 (source: fieldwork)



Figure 5.6 : Karet Tengsin – high value opportunities
 (source: fieldwork)



which are substantial two-storey structures and mostly well-appointed with a number of occupants from the professional classes. Many of these plots fronting the surfaced east/west roads have been converted at ground floor front level to some kind of trade use.

It is in this area (10 hectares approximately) that Jaya Real Property had been acquiring plots and clearing them (see 5.2 and Inset 5.2 – page 5-9). About 40% of the land had been acquired when the 1997 property crash suspended all further purchases and sales. This process, with its adverse social and economic consequences on this part of the community has been mitigated to some degree with the vacant plots falling into community agricultural use. Over the whole of this part of the Study Area there is however a strong feeling of inactivity and blight waiting for something to happen.

5.4.2 The western survey area

The remaining western part of the Study Area on the lower flood plain of the Krukut was chosen as the Survey Area because of its generally overcrowded and mixed-use characteristics. It was selected as the area to study in detail through a structured sample household survey, environmental and physical condition surveys and random live video recorded street interviews. There are five fairly distinct sub areas.

5.4.3 North of the Local Government flats

North of the Local Government flats and market, between the northern cemetery and the Krukut, is a high density, closely packed area subject both to regular flooding backing up from the river and which has had a number of serious fires. There is no vehicle access and houses have been built (often out of scrap materials) with their upper floors projecting over the narrow pedestrian passageways. Many are tiled, paved and improved to a high interior standard that can belie their external appearance. Trading and other services are provided on the ground floors facing the main pedestrian passageways.

This area is the home and working place of the scavengers and people involved in re-cycling materials. The re-cycled material is packaged and hand trucked along the narrow river-wall footpath to Karat Pasar Baru Barat where it is loaded on to lorries.

5.4.5 South of the flats

Immediately south of the flats and north of the main surfaced road to the bridge over the Krukut is another low-lying area of intense mostly two-storey development often creating virtual tunnel pedestrian access. There is much trading activity at ground floor level. Subletting and short-term accommodation seemed to be prevalent. The whole area is subject - as is the area discussed in the previous paragraph - to an official development plan by the local authority to acquire and demolish and replace with flat development similar to that already constructed between them. A few individual sites have been acquired and cleared.

An insecure atmosphere has been created for the residents by this statutory plan and its uncertain implementation. Also contributing has been the local authority offering values far below that which rumour (often substantiated)

Figure 5.7 : Karet Tengsin – Land already purchased by Jaya Property Developer
 (source: fieldwork)

VACANT LOTS
 KARET TENGSIN
 1:5000
 1998
 10000 20000 30000 40000 50000 60000 70000 80000 90000 100000

The red areas shown on the map above are an interpretation of photographs taken in the field. The grey areas shown on the map are the plots owned by the local land agent purchasing property on behalf of Jaya Land up until the crash in 1997. It could not be established precisely when the land agent ceased receiving his commission from the local land agent or other agents purchasing for their own or other interests.

The grey areas are an unmeasured observational field survey interpretation of vacant land as seen in mid 1998.

The heavy dotted line indicates the boundary of the land agent's plan. This highlights the problem of mapping land ownership in informal settlements WITHOUT AN ACCURATE AND UP-TO-DATE MAP BASE. In spite of this, it gives a clear general picture of the extent of purchases already made by the interested property development company.

In order to draw up an estate and to ensure that the local land agent has no cause for complaint to existing occupants of the property, and for discussion with the local community, a more accurate survey and map plotting should be carried out in this and other parts of the Study Area.

The land agent shows us his property records. We meet a representative of the Board of the property development company at their headquarters.

This photo is taken from the top of the school building (marked SMP on the map to the left) and looks down the acquired areas marked in yellow across the street.

The prices for the initial sales seemed high to them at the time. However, a realisation of the real value of the land on the market and the problems in securing the remainder of the property as a realistic price. Since the 'crash' the remaining local residents have been encouraged to start food crops on the 'vacant' lots.

Karet Tengsin

4. Land acquisition

From 1955 until the property crash in mid 1997 a major property development company set out to acquire the eastern part of the Study Area in order to develop a housing estate. The land they had been granted in outline for the whole area. When the market crashed in mid 1997, about 40% of the area had been acquired according to the land agent.

The local land agent separately negotiated with the individual landowners and as soon as the land agent had a deal on any buildings on the property were demolished. The land was then sold to the property development company. Generally, the prices paid for the land then was well below the price that the landowners might have to pay to get a handsome profit on after development in such a city centre location.

The prices to the initial sellers seemed high to them at the time. However, a realisation of the real value of the land on the market and the problems in securing the remainder of the property as a realistic price. Since the 'crash' the remaining local residents have been encouraged to start food crops on the 'vacant' lots.

The acquisition programme has devastated the community in the eastern part of the Study Area and in the words of one resident 'left us living in a war zone'. Compared to the life on the roadside in the other part of the Area, it is however, it has set a unique opportunity for a local community based development. In the future, the local government, the property company and an implementing agency.

suggested were being paid by Jaya Real Property and others elsewhere outside the official boundary of the local government scheme. This is reflected in poor maintenance of both buildings and infrastructure and an obvious lack of any investment other than the most essential to ensure some security and shelter in a deteriorating and disaster prone environment from both fire and flood.

In contrast, the street interviews revealed a strong community spirit and a desire by many to continue living where they were. They feared for losing the flexibility and freedom of space at their disposal in their current quarters and the perceived restrictions on activities and space that could be imposed on them by moving to a redevelopment such as the new flats.

5.4.6 The river frontage

A high-density strip of development runs along the river bank with similar physical and social characteristics to its northern neighbours described above. Buildings are built out over access ways. Flooding and fire are a constant threat. Great disturbance was caused here as the new flood control wall along the river was constructed in the early 1990s. Plots and the buildings on them were partly appropriated – only that essential for the work. A new road immediately behind the wall has been proposed but not implemented and the property not yet acquired to do so. This would cause further disturbance and is creating current uncertainty to occupants who are unsure what they should or should not do about their properties. Some commercial development has taken place on ground floors facing the narrow access route along the river. Two blocks of communal toilets have been built along the new wall and discharge untreated into the river.

5.4.7 The rest of the western area

Finally, there is the rest of the area between the river zone and the slope up to the higher ground to the east. Buildings in this area are much more substantial and, although densities are still high, the development is generally more open to the access ways than elsewhere. Many premises are used at ground floor for making rather than selling and employment opportunities exist. There is evidence of some building work taking place both in property improvement and replacement. Flooding is still a regular occurrence but being generally on slightly higher ground is not so serious as elsewhere nearer the river. A main open drainage channel running east west and discharging into the river through the new wall divides the area into two and is a distinct health hazard.

5.4.8 The people

Results of the sample household interview survey indicate that almost half of the surveyed households have lived in the area for over twenty years (Table 17 Appendix D) or more and have therefore developed significant personal and professional attachments to the area. Indeed, four out of every five households surveyed have lived in Karet Tengsin for over five years with only seven percent having come in the last year.

The residential population is generally mixed consisting of people born in Jakarta, migrants from other parts of the country, visitors and temporary residents such as those working in near-by private companies. With

Figure 5.8 : Karet Tengsin – the local government flats
 (source: fieldwork)

The flats development is the first phase of a larger approved plan (SK NO. 37994). The plan and its location within the Study Area is shown above. It is now unlikely that the full development would ever be completed.

The flats dominate the northern part of the Study Area. They are built on raised ground raised above the flood level. The ground floor is left open and is used as children's play areas or set out for commercial petty trading by the occupants.

The spaces under the low blocks nearest the river are used for markets and work, usually and are full of activity and life. The spaces in the blocks on either side of the mosque are largely vacant and the proximity of the mosque makes the road space outside a popular eating place in the open ground floor area.

Karet Tengsin

5. The local government flats

The space serving the flats is wide and generous. The whole tiled floors are kept clean and people entering these areas are encouraged to take off their shoes. The residents make up for the extremely limited space within their one room flats by leaving their larger furniture in the corridors and using them as a joint sitting space in the evenings. Spaces at the end of each staircase access are left for storage and prayer.

We were told that there had been some selling of the flats to outsiders – a nursing sister and her working husband on the top floor of one of the blocks confirmed this. Other people in the settlements alongside confirmed that they were outsourcing their flats and that they preferred living where there was more adaptability of space particularly for children. There was also more neighbourliness in the alleyways than in the flats.

The local leader of the residents pictured here being interviewed with his wife was proud of the flats. She ran and did all the cooking for an excellent and popular eating place in the open ground floor area.

The flats dominate the northern part of the Study Area. They are built on raised ground raised above the flood level. The ground floor is left open and is used as children's play areas or set out for commercial petty trading by the occupants.

The spaces under the low blocks nearest the river are used for markets and work, usually and are full of activity and life. The spaces in the blocks on either side of the mosque are largely vacant and the proximity of the mosque makes the road space outside a popular eating place in the open ground floor area.

substantial commercial areas close by, most social amenities and employment opportunities are within walking distance.

5.5 Development plans, guidelines and proposals

The study area has undergone development pressures from both the private sector and the local government. The statutory planning process (see 3.5) used by the local government aims to improve infrastructure by setting up wider road reservations and building set backs, and provide guidance for land uses, area density and building height. During the property boom in the early 80's, urban design guidelines were set up in order to achieve maximum land development (Fig. 5.2 - page 5-5). These guidelines resulted in a programme of piecemeal land acquisition by Jaya Real Property who own the development permit to implement their plan (Fig. 5.3 - page 5-6) in line with the guidelines. These guidelines were subsequently reviewed following the collapse of the property boom in 1997 so there was more provision for lower rise housing in the south-west part of the area (Fig. 5.4 - page 5-7). In the west part of study area, Local government housing agency has built several blocks of 4 storeys walk-up flats as part of a larger development plan covering the whole north west section (Fig. 5.8 – page 5-14).

These plans have created strong pressures on the existing community from both the commercial sector, which is in the east part, and the local government plan in the form of statutory planning and the housing agency. However, during the economic crisis since mid 1997, the implementation of these plans has ceased. The area is now in an uncertain condition and lacks coherent development strategies. This condition means that well-built and serviced formal sector housing (although inappropriate for most users) exists alongside a deteriorated informal housing environment where most houses do not have toilets or bathrooms and public facilities are inadequate. Ironically, this has been caused to a large extent by the threat of the adjoining areas being purchased to complete the flats scheme. In addition, poor infrastructure and drainage facilities worsen the situation especially during heavy rains when waters from the Krukut River running along Karet Tengsin's western boundary flood the area.

6. The Socio-Economic Survey

6.1 Introduction

The aim of the survey was to gather specific information from households in the Karet Tengsin Study Area that could be used to guide future options for mixed-use development on the site. A 7ha. Survey Area accommodating some 1550 families was chosen for the household interviews (Fig. 6.1 – page 6-3). The site was on low-lying flood land (below the 5m contour line) situated on the western side of the Study Area and had not been subject to much of the land purchase processes that had been taking place on the higher eastern part of the Study Area. The community was still relatively intact and appeared to be generally of a lower-income group than those still remaining on the eastern part.

6.2 Survey Methodology

In order to cover the whole survey area a 25 by 25 metre grid square was used and houses falling closest to the corner of each grid interviewed (Fig. 6.1 – page 6-3). The survey interviewed 180 families (12%) out of the estimated 1550 living on the study site. Multiple households, i.e. 2 to 5 families per house, occupied a number of surveyed houses. The field interview form design, method of coding for analysis and the questions asked were based on the questionnaire used in the previous surveys in Delhi so that a degree of comparability could be assured. The language used for the form and interviewing was Indonesian.

A summary of the main findings of the survey is given below and in Box 6.1 page 6-2. Further information including tables from the survey can be found in Appendix D.

6.3 Karet Tengsin Survey Main findings

6.3.1 Houses in multi-occupancy

13.8% of the selected sample of houses (21 out of 152) were found to have more than one household living in them. This resulted in 180 households being interviewed, 43 of which (23.9%) were living in houses with more than one household. Owners let out rooms to office and other workers for additional income. In richer households families often build additional rooms to accommodate married members of the family. Besides family houses, several single workers or couples may share houses, and in instances where there may be a home industry, shared dormitory type accommodation is found over the shop. The predominance of family households and the presence of some large households with many strangers indicate that an established pattern of renting rooms out to office workers, servants and other people working in the area has developed.

Box 6.1 Karet Tengsin Survey Area: Basic Statistics

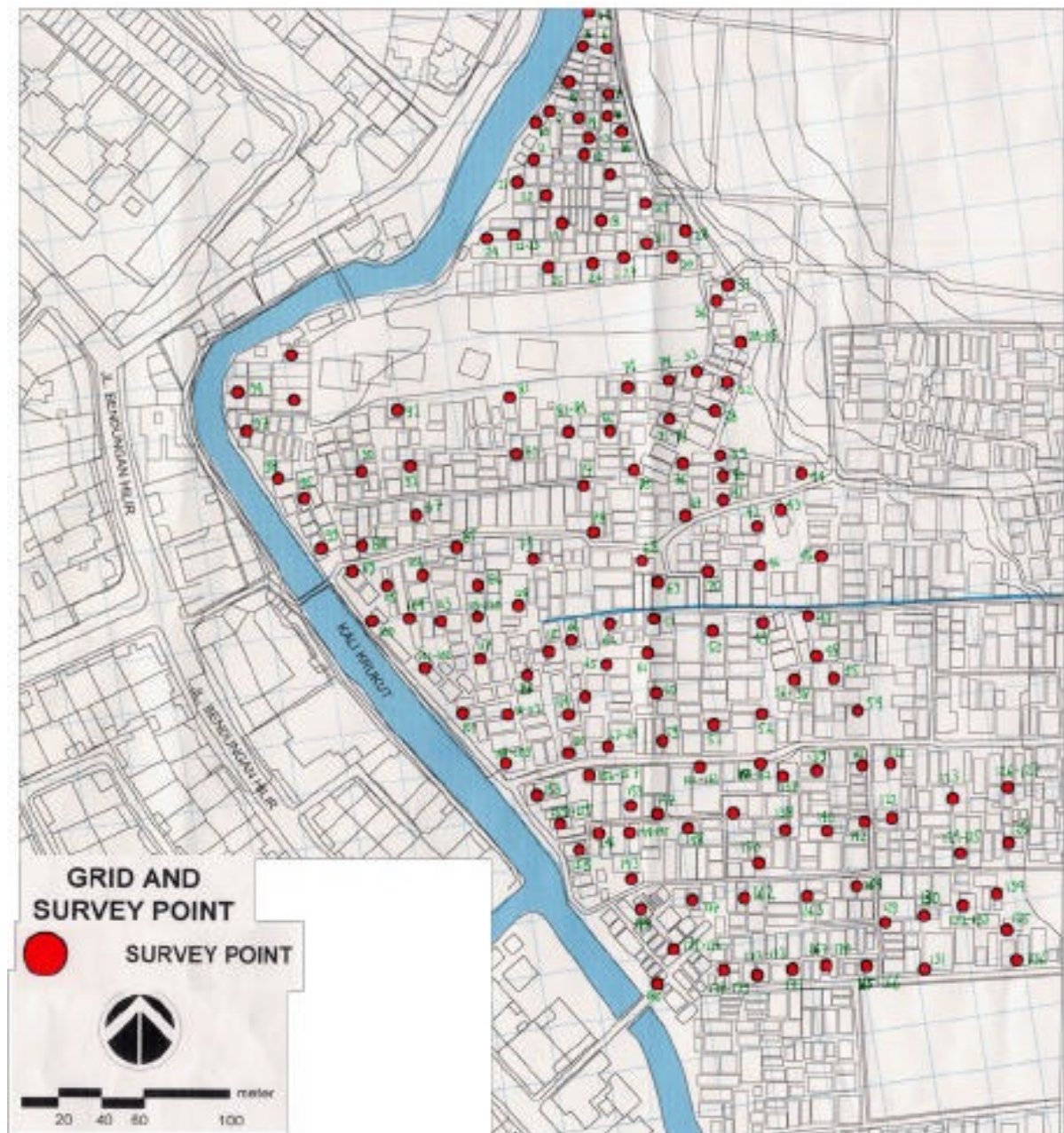
Estimated total of actual houses	1550
Total estimated population	7950
Number of sample houses selected	180
Number of houses where interviews were carried out	180
Number of persons interviewed	180
Number of persons recorded in those households	923
Number of males	488
Number of females	435
Number of male household heads	165
Number of female household heads	14
Average household size	5.13 persons

Area of occupied site: 7.7 ha (19.0 acres)
Density: 201 households/hectare
1032 persons/hectare

Areas based on count of 25m grid as shown on 'grid and survey point' map in Interim Report March 1999 (Map 6.1 – page 6-3)

	Hectares	Acres
Survey Area	7.70	19.00
Local Government flats and market	0.84	2.08
Total	8.54	21.08

Fig 6.1: Grid and Survey Households in Karet Tengsin
(source: Field Survey)



25 by 25 metre grid square was imposed on the 7 ha survey area in which houses closest to the corner of each grid were selected for detailed interview. It covered 180 families of approximately 12% of the existing estimated 1550 families living in the survey area.

Interviews were carried out with all households living in the houses identified on this plan as survey points. The basic statistics of the sample are given in Box 6.1. and full tabular analysis in Appendix D.

Fig 6.2 : Karet Tengsin – pride of place

(source: Field Survey)



The main local government office for the area of the Karet Tengsin area is located west south of the Study Area. It is well equipped office. A detached building on the main through surfaced road has been adapted as a local community office and would make an ideal place to centre any future community redevelopment organisation.



Karet Tengsin 6. Pride of place

Small though the interviewers may be care and attention and pride of place shows through. The lady here agreed for us to come in room for the interview and videoed. There was only one room for the interview. The lady on the left had the sleeping place for herself her husband and their child over the kitchen area at the back. This was also where they covered in times of flood.



The western part of the Study Area is broadly divided between the north which is more modern and the south which is more local. The photographs here were all taken in the southern part of the Study Area where there was more security of tenure and no immediate threat of redevelopment. Hence people spent money on developing and decorating their homes in spite of the fact that this area is liable to flood on a regular annual basis. Building work was taking place there in the middle of 1999 when all commercial development throughout the rest of Jakarta was at a standstill. As the photo in the top right-hand corner shows there were even enough pride to build an entrance arch to the joint access.



The Main Local Office

Table 6.1 : Sample household interview survey form

(source: Field Survey)

These are reproduced at 40% of original A4 size and show both the form and the coding instructions. An Indonesian language version was used for the fieldwork.

GUIDE TO GOOD PRACTICE IN CORE AREA DEVELOPMENT
JAKARTA FIELD STUDY : KARET TENGIN

Sample House Number _____ Household Number _____
Date of Survey: day _____ month _____ year _____ Interviewer _____

FIELD SURVEY FORM

Reason for No. Interview _____

All members of household Daily Activity, Employment and Travel to Work										Household head only				
Household members - please tick informants	Sex: MF	Age	Relationship with Household Head	Type of Work Activity	Job Description of Normal Daily Activity	Location of Employment or Daily Activity	Payment	Amount of payment (Rp)	Travel work cost	Time	Tenure	Tenure cost weekly (rental)	How long resident	Would you like to?
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
Comments: Give your brief assessment of the reliability of the replies by the respondent _____ _____ _____ _____ _____ _____														

Karet Tengin form DFID 1998.xls

DEFINITION

Sample	self-contained structure which may have one or more households
Household	All those eating from the same pot

INSTRUCTIONS FOR CODING

NO	QUESTION	CODE 1	CODE 2	CODE 3	CODE 4	CODE 5
3	Age	0 - 4	5 - 11	12 - 16	19 - 50	>50
4	Relation with H/H <i>pada keluarga</i>	wife	child	family relation	village relation	none
5	Type of Work Activity	full-time formal, regular	full-time informal/self	casual part-time	un-employed	NA
6	Job Description of Normal Daily Activity	Enter a precise job description of the person's normal daily activity (whether in work or not) including 'in education'. This information will be coded at analysis				
7	Location of Employment or Daily Activity	Enter precise location of work, school or home of previous day. This information will be coded at analysis				
8	Payment	monthly	weekly	daily	casual	in kind
9	Average amount of payment per month	< Rp. 200.000	Rp. 250.000- Rp. 400.000	Rp. 450.000- Rp. 700.000	> Rp. 700.000	in kind
10	Travel to work: How?	public	private/own	walk	other	NA
11	Travel to work: cost?	enter average amount daily				
12	Travel to work: time?	enter total there and back daily to nearest quarter hour				
13	Tenure type	own	rented	kind	office facilities	other
14	Cost if rented (code 2)	enter amount of rent weekly				
15	How long resident?	enter number of year resident				
16	Would you like to. ? Please probe and add any other information in the comments box below	live in rented accommodation on site	nearby	be resettled on other plot Jakarta outskirts	out of Jakarta	stay in this location as before

Karet Tengin code DFID 1998.xls

6.3.2 Age, sex and ethnic background

The overall population is predominantly male dominated throughout the age groups with the exception of the 12-18 age group where females are dominant. The working age group (19-50) accounts for almost three fifths of the total population with 16% of the population under 12 years of age and one tenth over fifty years old (Table 1, Appendix D).

Karet Tengsin has a large percentage of its population in the working and over 50's age group. A possible explanation for this may be that the population is well established (Table 14, Appendix D) with almost half the household heads having been resident for over 20 years.

Karet Tengsin's residential population is generally mixed consisting of people born in Jakarta, migrants from other parts of the country, visitors and temporary residents such as those working in the near-by private companies. An analysis of the household heads in the survey indicates that 3 in 5 are Javanese with one in seven being Betawinese (Jakarta's original indigenous people) (Table 11, Appendix D).

6.3.3 Household Type and relationship of members to the household head

Over half of the households consist of a basic nuclear family¹ whilst a quarter are made up of basic family units and family relatives (Table 2, Appendix D). The remaining households have other relatives, extended families or servants living with them. Only one in twelve households had a female household head and four fifths of these households were made up of family related persons only. Households made up of strangers only are even less significant in numbers, although, judging from those that came into the sample, they could account for many people since they were individually large and made up of workers 'living over the shop'.

The predominance of both family households and the presence of some large households with many strangers indicate that a pattern of accommodation has developed that is well suited to the needs of the area. No single person households were recorded in the sample and this could reflect the comparatively high cost of accommodation as well as culture.

Well over two fifths of people living in Karet Tengsin were found to be children of the household head and accounted for the single largest group of relatives (Table 3, Appendix D). Many of the children are adult and living with their parents or have married and are living with their spouse in their parents' house.

6.3.4 Household Size

Seven out of ten households were of three to six persons and three fifths of the population was living in such households. Households of seven persons or more account for over a third of the population surveyed and reflect the relatively large scale of many houses built in Karet Tengsin. Indeed, the largest household consisted of sixteen persons all of whom were unrelated to

¹ A nuclear family consists of a husband, wife and their own children only.

Fig 6.3 : Karet Tengsin – listening and learning
 (source: Field Survey)



Karet Tengsin
7. Listening and learning

A series of interviews were carried out during May 1999. One day was spent making random interviews in the streets and access ways all over the Study Area. These were conducted by Mr Mengis a research worker with the Institute of Technology Bandung (ITB). These interviews concentrated mostly on the women's viewpoint. A second day was spent returning to people who had been interviewed during the household interview survey earlier in the year. Mr Akbar, This interview was conducted with the original survey and the return visit interviews. All the interviews were video recorded. Which in no way seemed to inhibit these being interview. In fact, the interviewees seemed to encourage people to gather round and speak their minds.

Another factor which led to the success of the interviews was that they were carried out during the political campaigning period prior to the national elections. There was a festive and open atmosphere in Jakarta during this period.

Discussion with the local government appointed head of the Karet Tengsin sub district in his office in the local government Karet Tengsin building (see screen 6).

The evening meeting of sub area heads when members of the team presented the reasons for the research surveys they were carrying out and asked for community views on the future of the area.

Official meetings of a more formal and structured nature were held with the head of the Karet Tengsin area (see top photo) who also called a meeting of all the sub area heads (see middle and bottom left-hand photos). At first neither meeting the heads expressed their views, concerns and aspirations. However, there was a strong interest in what we were doing and a willingness to cooperate. Finally a more formal presentation meeting was held at the headquarters of the Jakarta Local Government and chaired by the vice-chairman of the Greater Jakarta Planning Board (see bottom right-hand photo).

Making their points

Making their points

The formal photograph

the household head and were working in the garment trade and lived over a workshop. (Table 4, Appendix D).

6.3.5 Employment and Skills

Whilst there is a variety of employment opportunities in Karet Tengsin and the surrounding area most people work in private companies or the informal self-employment sector, on a full or part time basis (Table 6, Appendix D). Two in three workers are in full time employment with slightly less than half of them in the formal sector. Those in the informal sector are often self-employed, working as kiosk owners, vendors, hawkers, 'ojek-men'², masseurs³, or 'pemulung'⁴ workers. Other informal occupations involve labourers, clerks, domestic servants, waiters, hairdressers, news deliverymen, couriers and tailors. Private companies in the area also employ security staff, cleaning services, couriers, photocopiers, administrators, officers, office drivers and technicians on an informal basis. A number of people also work full-time in various capacities as civil servants. One in five workers are unemployed, which together with part time workers, accounts for over a third of all workers. This high under-employment is almost certainly accounted for by the economic recession and the almost complete cessation of all building work in Jakarta at the time of the survey.

Two questions were asked in the sample survey. One (question 5) aimed at establishing a person's type of work activity (full-time, part-time, formal, informal, unemployed) and the other (question 6) at the type of employment (public or private sector, formal or informal self-employed, labour, unemployed). There is some confusion between the answers to the two questions where those working for official or private companies do not equal those in formal full time formal employment. (Tables 6 and 7, Appendix D).

This could be partly accounted for by part-time workers in official or company employment. Similarly, the number classed as 'unemployed' differs between the answers to the two questions and can only be accounted for by the difficulty of classifying work and workers in a transitional economy in recession. For instance, educated wives or unmarried daughters who would not normally be regarded as part of the workforce in answering employment type stated they were looking for work in type of work activity because men in the household were not in work and earning.

6.3.6 Travelling to Work

Many households have established livelihoods in the Karet Tengsin area. This is due to the area's proximity to large centres of employment and the related working opportunities they provide. The survey findings showed a vast majority of workers in Karet Tengsin do not travel far to work. Many who are self-employed use their homes as work bases whilst others only have to travel a short distance to neighbouring areas of employment. Over one quarter of respondents work from home and a further third work either in Karet Tengsin itself, the nearby JL Sudirman sub-centre or Benhill on the west side of the river.

² Person who provides lifts to single passenger using a motorbike.

³ Person who provides treatment to ailments through massage.

⁴ Person who collects used goods and sells them for recycling

Fig 6.4 : Karet Tengsin – livelihoods: making and selling
(source: Field Survey)

The household interview survey

The household interview survey was conducted in the Sorebo Asia only and showed that of those working, one quarter worked from home and a further third worked in the Sudirman or Benda. Of the women who did not travel to work or they walked there. Two-fifths spent less than fifteen minutes each day travelling to work, and half spent no money on transport.

Two out of three of those in which an employer was named had a job in formal employment and half of these are self-employed. Over one third of the respondents said they were unemployed or in part-time work.

8. Livelihoods: making and selling

Selling

Two out of five in work put their monthly income well into the definition of poverty at less than a \$ a day. One third had no form of large consumer expenditure such as a radio, TV or fridge in their houses. A further fifth had only a TV. The TV is considered the highest expenditure followed by a fridge.

Half over half the respondents had a sewing machine and most were in the lower income bracket and most of these arrived recently. Rented accommodation is for the poor and transient although the few long time residents juggling part-time rents.

Four out of five households have lived in Karet Tengsin for more than five years and almost half for over 20 years. More than half the household heads sell their goods to petty traders. However, one quarter said they would definitely like to move out of Jakarta altogether or to the outskirts.

This local pattern of working is reflected in the fact that almost half of the working people do not have to travel to work. Two fifths of the respondents spent less than 15 minutes each day travelling to work with over a third working in central Jakarta area north of the Kali Malang – the northern boundary of KaretTengsin. Of those travelling to work, a third spend more than 45 minutes travelling to work (Table 5, Appendix D). When questioned how they traveled to work one sixth of respondents said that they used their own transport, which probably reflects the proportion of households having a 'motor' (16% of household heads). (Table 10, Appendix D).

6.3.7 Land and property ownership

Most land in Karet Tengsin is held by residents (Table 12, Appendix D), either through certificates of Hak Milik, Hak Guna Bangunan, Hak Pakai,⁵ or Tanah Garapan. Almost one quarter live in rented accommodation whilst one sixth receive their accommodation 'in kind'.

Almost two out of five households in rented accommodation have been resident for 10 or more years (Table 16, Appendix D). From the phrasing of the question it is likely these households are still in their original accommodation. The less time households have been resident in Karet Tengsin the more likely they are to rent their accommodation. Indeed, three out of four households resident for less than a year are in 'rented' or 'in kind' accommodation. The reverse is also true - the longer resident, the less likely the household will be a tenant. More than nine out of ten owner-occupiers have been resident for more than five years.

6.3.8 Thoughts on moving from Karet Tengsin

When asked whether they would sell their land to government or developers, those that said they would said so on condition that they received adequate compensation based on the real market value of their land. Differences in types of land as well as housing tenure all effect the amount of compensation offered. Indeed those without land ownership or housing tenure certificates may not receive any compensation at all.

To the North West of Karet Tengsin in an area planned by SK 37994⁶ for low income housing (Fig. 6.6 – page 6-15), six of those interviewed clearly stated that their land had already been taken over by the government with one of them even owning land under Hak Guna Bangunan⁷.

⁵ **Hak Milik** (Literally: privately owned) – Can be transferred through sale and/or inheritance
Hak Guna Bangunan (Literally: right to build) – Covers private ownership of any property built on the land which belongs to government. This right can be extended periodically.
Hak Pakai (Literally: Right to use) – Covers arrangements to use government land or other private owners land. The role of government is to approve (legally) the agreement and control the practice.

⁶ SK 37994 is a Jakarta Local Government planned four storey walk up flat development between Jl Karet Pasar Baru 1 and the Kali Krukut River and the cemetery. Only four blocks and a mosque have been developed so far. The interviewees quoted here are living in the older property in the area yet to be developed and now unlikely to be through lack of public finance.

⁷ **Hak Guna Bangunan** (Literally: right to build) – Covers private ownership of any property built on the land which belongs to government. This right can be extended periodically.

In fact, almost 15% of those interviewed still hold Hak Guna Bangunan and Hak Pakai certificates. Many have tried to transfer their land to Hak Milik in order to avoid government intervention but this is an on-going process. With the land increasing in value, many continue to hold out for the best price knowing government and private developers are keen to redevelop parts of the area.

Although many were aware of pressure to move off their land, over half of those interviewed wanted to remain in the locality if they could with a quarter preferring to move to Jakarta's outskirts or out of Jakarta altogether. Only a sixth said their decision to move could be affected by money whilst a sixth said that it would be up to government to decide. One third of the household heads said they wanted to stay in their existing houses whilst a further 15% said that they would be willing to move, but only to another house in the same area.

If we look at the responses in terms of tenure (Table 17, Appendix D), half the owner-occupiers wished to stay with a few suggesting that if they had to move they would want to be 'nearby' Karet Tengsin. Those in rented accommodation expressed a similar pattern of preferences to the owner-occupiers but with even more of a preference to stay in Karet Tengsin. Three out of five owner-occupiers who preferred to move out of Jakarta or to its outskirts were in the over fifty years old age group and almost all were in professional or semi-professional activities.

Many of those interviewed acknowledged that the main reasons why they were unwilling to move elsewhere was because they had already established livelihoods in the area and Karet Tengsin was conveniently located to centres of employment, schools, basic amenities, relatives and friends.

A few of those interviewed also said that they wanted to stay in their existing houses because there was room enough in them to accommodate large and growing families. Indeed, it was also for this reason that 75% of the families interviewed in the SK No 37994 area were unwilling to move into Rumah Susun (multi storey housing estates). They have a reputation amongst many of the respondents for being too small and expensive, lacking adequate facilities and services and are too regulated (Fig. 6.7 – page 6-16).

Indeed, a number of the interviewed Pemulung (scavenger) workers indicated that they were not interested in moving to such accommodation because they would not be able to find work in the estates. Of the remaining respondents interviewed in SK No 37994 and its immediate vicinity, the majority were willing to accept financial compensation instead of having to move to Rumah Susun, whilst a small percentage agreed to move. Only one household in SK No 37994 was willing to move into a Rumah Susun. This was only because they wanted to take full advantage of its strategic location by establishing a business (the ground floor level of these flats are left open for tenants to use as small commercial activities such as shops, services and eating places).

6.3.9 System of payment and average amount paid per month

Almost half of the economically active working sector are paid on a monthly basis whilst a third are paid on a daily basis and one in six are paid 'in kind' or on a 'casual' basis. (Table 8, Appendix D)

Fig 6.5 : Karet Tengsin – livelihoods: scavenging and mobile
 (source: Field Survey)



Data on household or individual income is notoriously unreliable with wide variations that both over and under estimate true income (Table 9, Appendix D). All members of the household being interviewed who said they were working were asked how much they were paid and how often. According to the survey, two in five workers declared that they earn less than the equivalent of \$1 a day⁸ and could be described as being 'poor'. However, the survey experienced difficulty analysing household income because many households have more than one earner and one in ten of these households were in the two top income groups.

6.3.10 Consumer Goods Observed in Households

The survey interviewers were asked to note any major consumer items they could see in the houses they interviewed as a supplementary verification of the information received on income. The possession of large consumer items probably provides a better understanding of household income levels. However, it should be born in mind that what is seen in the houses now could well be a reflection of what was being earned in better times and not what is coming into the household at the time of the survey (post 1997 crash). Many consumer goods could well have been purchased before the economic crisis. Furthermore, in some houses there were rooms that were not visible to the interviewers so the survey record is not necessarily a complete inventory.

The survey found that four out of five households were seen to have major consumer goods in their rooms. Of these, TVs were seen to be the most common major consumer item and only five households with major consumer items did not have a TV. After televisions, fridges were the most popular item. Households with telephones were observed to have the widest range of other consumer items.

Indeed, well over a third of all households in the survey had a substantial investment in more than three major consumer items and this gives an indication of the comparative wealth that most houses possess. One in six households were recorded as having a 'motor' but the distinction between a two or four-wheeled vehicle was not made clear enough to distinguish.

One fifth of the households had no observable large consumer items (Table 10, Appendix D), and nine out of ten of these household heads either declared an income of less than Rp 400000 per month or gave no answer or received payment 'in kind'. A further fifth of the households appeared to have a TV only.

This pattern indicates not only the comparative wealth of many of the households but also the economically mixed nature of the community.

6.3.11 Household Heads: Cost of Rented Accommodation

Although sample numbers in the following analysis are relatively small, it would seem that those resident in Karet Tengsin for many years and paying rent were paying historically lower rents than newcomers. More than half the households renting accommodation had been resident in Karet Tengsin for five years or less (Table 16, Appendix D). Well over half the households

⁸ Exchange rate in May 1999 1 US\$ = Rp. 8,700 (Rupiah)
 1 UK£ = Rp. 13,000 (Rupiah)

paying rent were in the two lowest income-brackets of less than Rp 400000 per month. Of the one in six household heads renting accommodation well over half pay less than Rp 20000 per week with less than one in ten of those renting pay more than Rp 40000 per week. No households earning more than Rp 700000 rented accommodation. It would seem that the available accommodation in Karet Tengsin was playing a valuable economic and social role in providing newcomers with affordable space.

Fig 6.6 : Area planned for low-income housing by SK37994 in Karet Tengsin
(source: Field Survey)

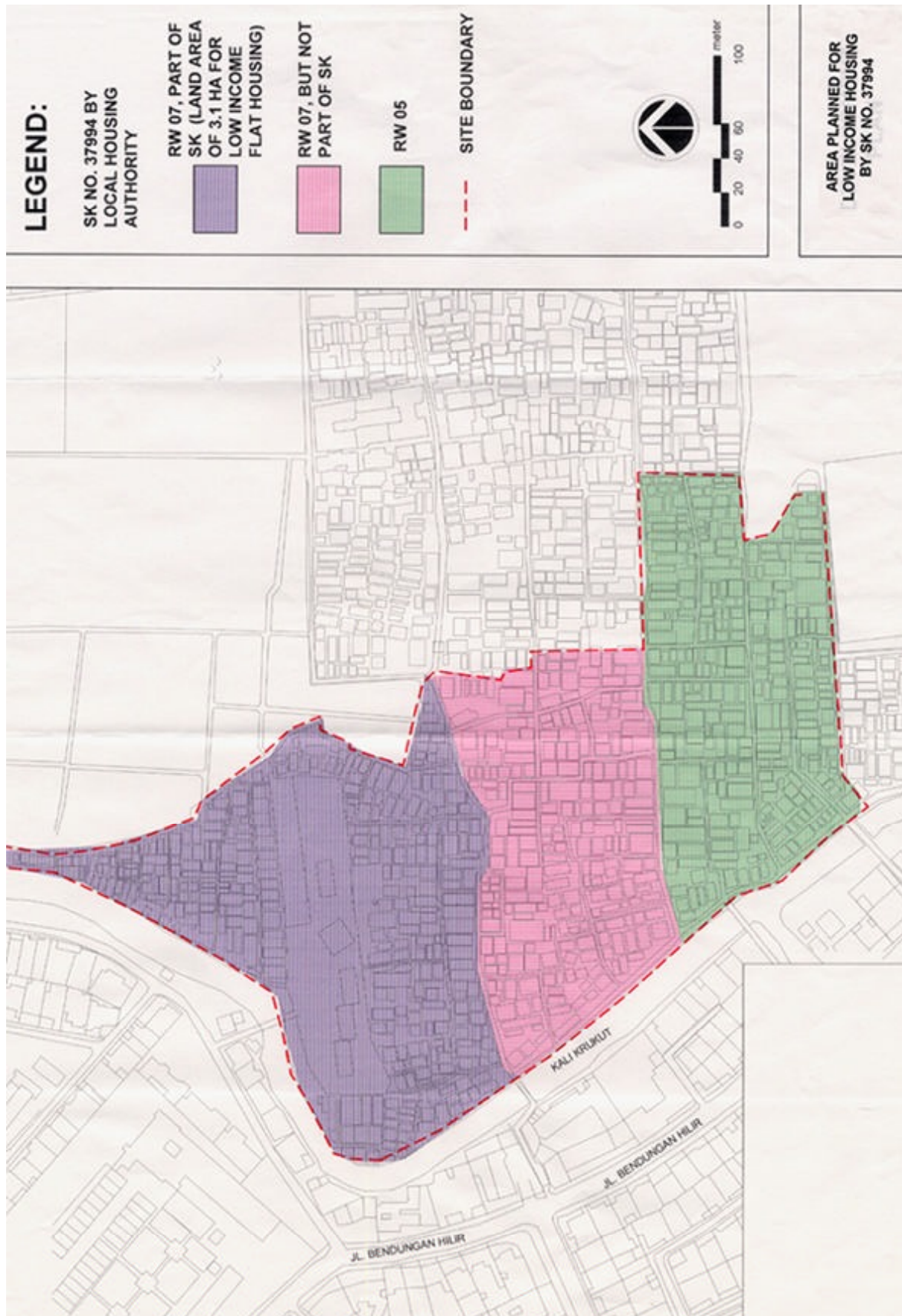


Fig 6.7 : Interview with community on area planned for low income housing by SK37994 and nearby in the study area
(source: Field Survey)



Housewife who lives next to local government flat which is part of SK37994.

“Yes,,I like this place very much. I have already had one flat there. I sub-let it with someone else, because it is too small”



Construction worker, standing near food stall by Krukut river, who lives in the south of area for SK37994.

“ I have lived here for more than 20 years. I work as builder. I live on land of ‘Tanah Garapan’ (Agriculture land status). I pay the rent of house for Rp. 3.000,-/day on 15 sq.m. house. I still want to stay in the this area. It is not comfortable to live in the flat.. It is dirty with urine, garbage and also noisy”



Housewife who lives in the south border of study area

"I prefer land price compensation and find out own house. I do not want to live in a flat. I want to live in a place not far from the city centre, such as close to the hospital. We own a land of 150 sq.m. with certificate here.

7. Analysis of development potential

7.1 Introduction

This section analyses the results of the various physical, social and economic field surveys and studies described in the previous sections in order to assess the needs, problems and aspirations of the identified stakeholders. The relationships between the stakeholders are examined and potential partnerships explored. This then sets the development framework within which acceptable and financially viable options can be drawn up for consideration and implementation.

7.2 Aim

The aim of this analysis is to propose a number of development scenarios, which could be used to plan future development in Karet Tengsin. The scenarios involve a combination of mixed land uses that would best harness the area's social and economic potential. Each proposal needs to be economically viable and physically and socially acceptable to stakeholders.

7.3 Objective

Proposals will need to adhere to the National policy (see 3.3.6) on mixed income residential use, which stipulates that for every high-income residential unit built, developers had to build 3 middle-income units and 6 low-income units. The (1:3:6) policy is designed to encourage the development of low-income housing and social cohesion through mixed income living environments and cross-subsidy. Any proposed scheme will need to integrate the private sector, local government and the community in the development.

However, many local government officers and commercial developers are sceptical of this policy on the grounds that mixed-income (1:3:6) accommodation in such close proximity on the same site or development would significantly damage the market value of those properties owned by higher income households and render such a scheme uneconomic. Furthermore, they argue that residential developments should be separated to avoid potential gentrification and social unrest.

These inherent conflicts in policy and practice will need to be resolved within the context of the need to introduce incremental development plans in keeping with the immediate needs of various mixed social and economic stakeholders already living in the area as part of the existing community. A physical priority must be the resolution of the cyclical flooding of the Krukut River using land filling and strategic improvements to drainage but without harming the prospects and interests of those living in that part of the Study Area.

7.4 Stakeholders

The area's basic stakeholders include local government as the statutory development authority with its social housing project and land holding to the northwest. Another is Jaya Real Property, a private developer who has planning permission to redevelop the eastern part as a commercial high-rise office and high-income residential development to the east and has already acquired 40% (Fig. 5.7 – page 5-12) of that area.

Finally, there is the established community whose members own the majority of the land and have lived in the area for a substantial period of time. Other stakeholders could include central government departments and other quasi-government organisations with statutory obligations in the planning, environment, flood control and housing fields as well as a co-ordinating professional institution to advise and protect the interests of the community.

7.5 Existing situation

Karet Tengsin Study Area can be divided into three distinct areas, to the east lies an area of high economic value along Jl KH Mas Mansyur, in the middle a mixture of land uses prevails whilst the west is predominately occupied by low-income households.

Land use and building styles in the Study Area vary considerably (Fig. 7.1 – page 7-5). Streets are characteristically narrow and housing varies from squatter shelter to single and double storey flats/houses. Population densities are high in earlier settled areas and infrastructural services such as drainage are inadequate (Fig. 5.5 – page 5-9). In more established newer or more gentrified areas houses are of a high standard and living environments are attractive. At present, two site development opportunities exist. The first involves the development of local government housing in the north western corner and the second involves the possible development of land owned by Jaya Real Property in the south eastern corner (Fig. 5.7 – page 5-12 and Fig. 5.8 – page 5-14).

At present land bought by Jaya Real Property before the economic crisis in 1997 lies vacant. Although existing buildings on the land have been mostly vacated and cleared it may be some time before the land is developed. In recent years ward councillors have encouraged local people to divide up vacant land awaiting development and use it productively for growing vegetables and fruit trees (Fig. 5.7 – page 5-12).

7.6 Local institutions

7.6.1 Introduction

Local institutions are already an important part of the community and its livelihoods. On the one hand, the organisations and the social configuration determine to some extent how the social-economic activities operate in the community. On the other hand, local institutions with their resources could become a generator in the community activities. There is a strong existing inter-relationship between cause and effect in community activities and the local organisations.

7.6.2 LKMD (Lembaga Ketahanan Masyarakat Desa) = Village Community Resilience Institution

The idea of the LKMD was established in the beginning of the 1980s by Presidential Regulation of the Republic of Indonesia No. 28/1980. It has been implemented nationally in both urban and rural areas. According to Nordhold (1987)¹, the basic idea of the establishment of the LKMD was actually created

¹ Nordhold, N.G.S. (1987), "From LSD to LKMD: participation at the village level", in P. Quarles van Ufford, P (ed) *Local Leadership and Programme Implementation in Indonesia*, pp. 47-63, Amsterdam Free University Press.

from a social institution called LSD (Lembaga Sosial Desa) or Village Social Institution, which was activated in Central Java province during the early 1950s as an autonomous private institution soon after Indonesian independence.

The term 'village' is used here in its widest definition. It applies to established communities in both rural and urban settings. The basic idea of LSD was based on self-help community participation. Hence the Indonesian government now claims that the LKMD is a governmental instrument through which all democratic aspirations relating to village development can find an outlet (Hanafie, 1997)².

In the beginning of the 1980s the government of Indonesia established the top-down and bottom-up planning process as a planning strategy for development. Consequently, community participation is required in the planning process and the LKMD is placed as a community representative at 'village' level. This is defined in the Ministry of Home Affairs Degree No. 4 of 1981 and No. 9 of 1982, as the implementation of the bottom-up planning approach. According to Regulation No. 4/1981, the LKMD has three main tasks in providing services to both rural and urban villages:

- a. to ensure development plans are based within the principles of consensus (musyawarah)
- b. to mobilise community participation for implementing integrated development whether in government or community development activities
- c. to create dynamic community conditions for maintaining the stability of 'desa' and 'kelurahan' (i.e. the local government basis sub-units) security.

The main task of the LKMD is to assist the 'village' administration to manage 'village' development efforts, including the organisation of annual 'village' development meetings, and to prepare the yearly budget and the list of community infrastructure services.

One example of LKMD's task is in collecting solid waste in door-to-door operations and taking it to the transfer point.

7.6.3 Rukun Warga (RW) = Harmonious citizenry and Rukun Tetangga (RT)
= Harmonious neighbourhood

In general terms, RW and RT are called 'Community and neighbourhood units/organisations' and are defined with clear boundaries on the ground (Fig. 7.2 – page 7-6). The RW (similar to a ward or canton) each covers 2500-5000 population in urban areas. These are then sub-divided into RT areas - usually about 15-20 for each RW. For example, the Karet Tengsin Survey Area comprises one complete RW (07) and parts of two others (05 and 06) sub-divided into 24 separate RT. These associations are under the city

² Hanafie, Jahja, Ir, MRP, Phd (1997) "Community Participation and Urban Service Delivery in Indonesia: A case study of Solid waste management in Ujung Pandang", a paper presented at the 4th International Congress of The Asian Planning School Association (APSA).

administrative system of central Jakarta District , Tanah Abang Sub-District and its seven Kelurahan (urban village) of which Karet Tengsin is one (Fig. 5.1 – page 5-4). According to the Ministry of Home Affairs Regulations No. 7 of 1983, Chapter 3, Article 3, the aims of the RW and RT are as follows:

- a. Maintaining and perpetuating the social values of Indonesians on the basis of 'gotong royong' spirit (mutual self-help) and kinship.
- b. Increasing the continuity of implementation of the government's task in development and social affairs.
- c. Enlisting community self-help in attempting to increase standards of community welfare.

It appears that the main task of the RW and RT is to organise community participation through 'gotong royong'.

7.6.4 BPD (BADAN Perwakilan Desa) = Local Village Assembly

BPD is the newest local institution for 'village' level, established under the Ministry of Home Affairs Regulation 2000, in line with the government policy for local autonomy. The role of this institution in the 'village' level is similar to DPRD or municipal legislative body in the municipal level. The 'village' community chooses members of this institution at an open meeting.

7.6.5 Conclusion

Various levels of local institutions (currently following local and central government guidance), form the socio-economic organisation characteristic of Karet Tengsin. This arrangement needs to be acknowledged and built on in order to provide an understanding of how social-economic activities can be improved and made to work effectively under this administrative and institutional framework. This framework could also ensure how decisions will be taken in the Study Area so that they are effective both 'bottom-up' as well as 'top-down'. This is even more important when the characteristics of the urban multicultural background, the variety of social activities and diverse small economic activities of the area, especially in the lowest level of the administrative framework, are taken into account. It must also be remembered that this institutional arrangement is not entirely fixed, but may change dynamically according the socio-political condition either in the central government, local government as well as within the lowest level of community organisation.

Fig 7.1: Karet Tengsin – Existing Land Use
 (source: Field Survey)

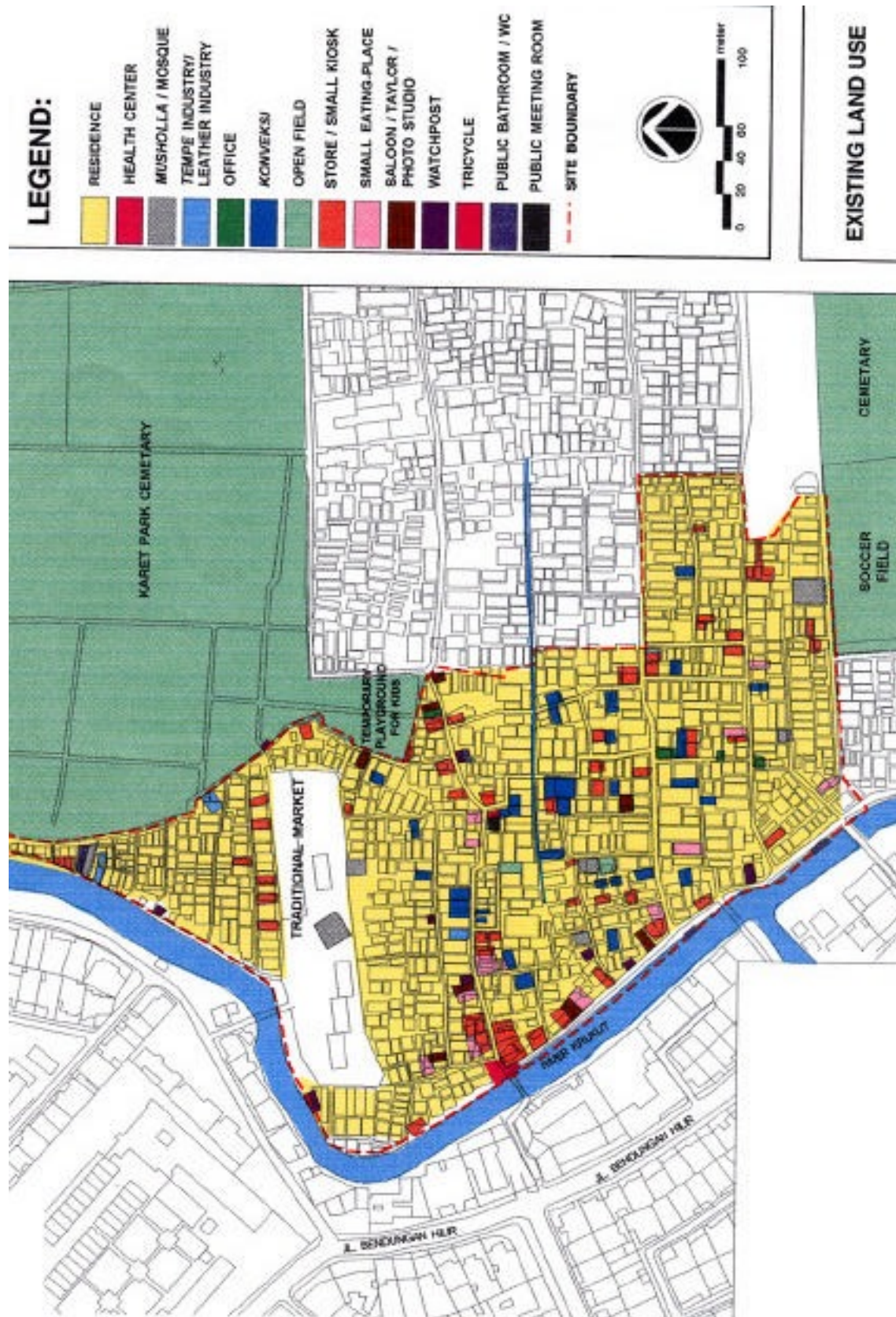
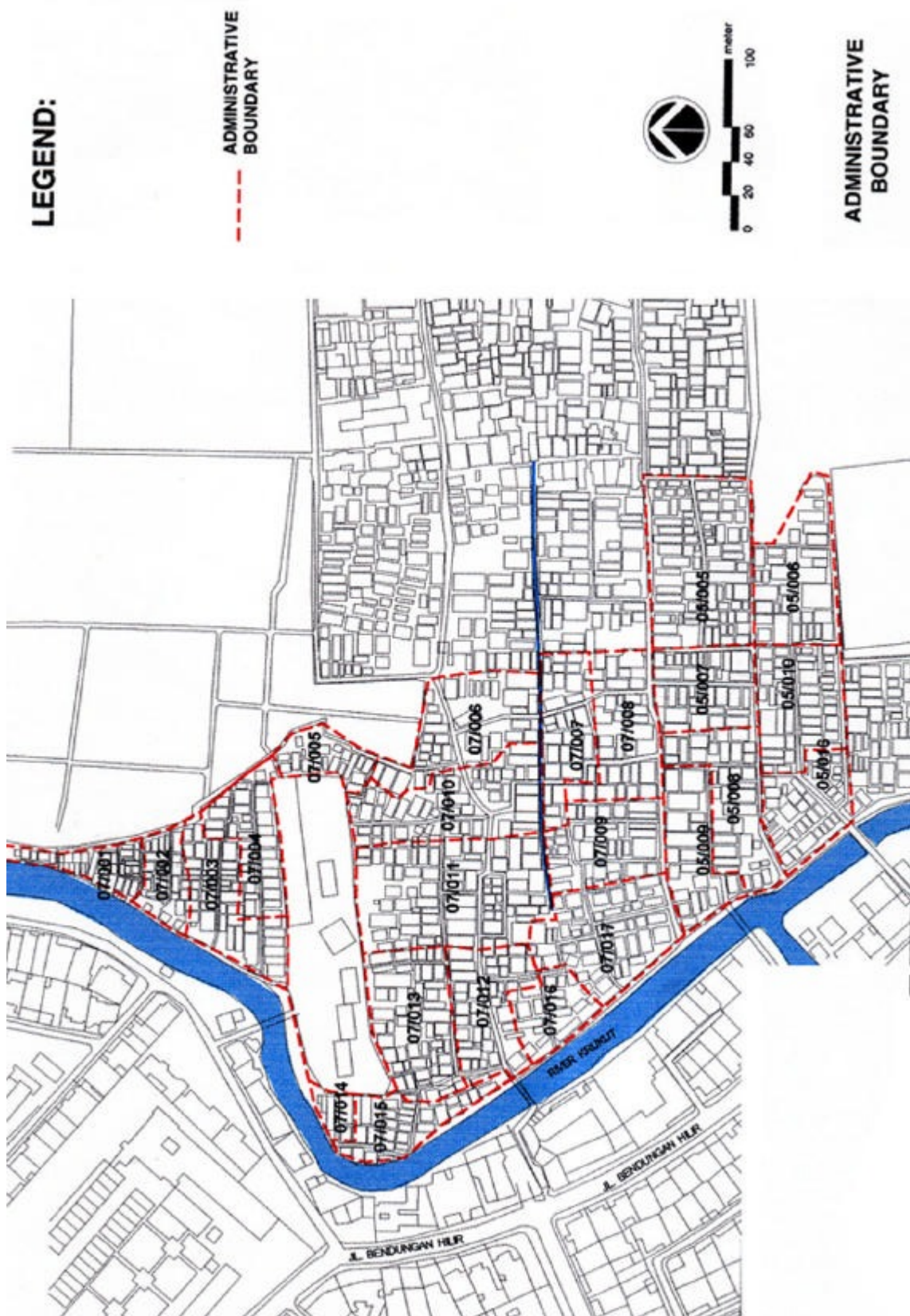


Fig 7.2: Study area with neighbourhood boundary
(source: Field Survey)



7.7 Problem identification as an approach to the formulation of project development

7.7.1 General problems of the Study Area

The main problems identified in the area are classified as Technical, Social and Economic problems. (Diagram 7.1, 7.2, 7.3 – pages 7-9, 7-10, 7-11).

- **Technical problems** consist of the disadvantages of the low-lying area resulting in drainage problem and flood, and the dilapidated housing condition. Both have caused unhygienic and unhealthy conditions. Intervention to improve the physical problem as a result of low level area can be overcome in the short term by building a functioning water gate and upgrading the drainage. In the longer term, land filling is possible by taking fill from the higher east part of the Study Area. Dilapidated housing could be tackled by involving all stakeholders co-operatively in allocating all resources for building improvement. However, flood is identified as the priority that needs to be overcome. Any such improvement programme would increase the confidence of stakeholders and encourage them to improve the physical condition of their housing.
- **Social problems** consist of lack of social integration, communication and institutional development. Bringing all stakeholders into dialogue is essential in order to enhance social integration and initiate partnership for local institutional development. Social integration will also encourage the community to face up to and tackle the issues of, for instance, flat allocations, ethnic conflicts, unemployment and land sharing.
- **Economic problems** consist of lack of income to develop the area, lack of investment and the need to develop local opportunities for livelihoods. These issues have been deepened by the economic crisis in the mid 90's until the present. Unemployment is identified as the primary problem of the local economy. Interventions should not depend on the macro economy but should look at and develop the potential of local and small-scale businesses, such as food production, garment industry and waste recycling.

Technical, Social and Economic problems are integrated in a larger problem tree (Diagram 7.4 – page 7-12). The outstanding problems consist of flood, low purchasing ability to develop the land, vacant lots in the east part of the area and lack of institutional development. Physical development interventions are identified as follows in order to tackle each of the outstanding problems:

- A Linear Urban Form of development that will bring together the disadvantages of the west part and the potential of the east part. This intervention brings a technical solution to overcome flood in the west, which also integrates it in a cross subsidy scheme from the east through commercial activities there, which are directed at employment and income generation.
- The use of incremental walk up housing building types of various sizes could start on vacant lots in the east part and accommodate social transformation by encouraging partnership for the development and strengthening of local institutions.

- Mixed commercial development between different social and economic strata aims to integrate the existing community and prospective investors in the area. This will also lead to the development of local institutions.

7.7.2 Stakeholder identification and their problems

There are generally three main stakeholders in the area, namely community, private sector and the local government with their own intentions, problems and participants involved. These stakeholders need to be encouraged to identify their problems during the development planning process in order to stimulate feedback and involvement. It is important that a process and mechanism for this to happen is worked out and established (Table 7.1 – page 7-13).

- The main community groups identified in the area are the flat housing association, scavengers, tri-cycle taxi drivers, small shop owners, prepared food (tempe) cooks and sellers, garment workers, local traders at the market, neighbourhood unit (RT) heads, neighbourhood unit (RW) heads, those involved in urban agriculture, medical doctors and vehicle workshop mechanics.

Within each neighbourhood (RT) unit there are separate organisations based on religion, sport, youth and women's activities. They cover Koran reciting of 'Masjid Taqlim'; youth organisations of 'Karang Taruna'; and family welfare groups for women or housewives 'Perkumpulan Kesejahteraan Keluarga' (PKK). PKK plays a major role with activities aimed at improvement of family welfare and members' skills, such as cooking, sewing as well as 'arisan' (community micro credit scheme). These lowest levels of neighbourhood unit organisations have links to their counterparts in the higher level neighbourhood (RW) units. They also get support from the 'Kelurahan' office as the lowest administrative local government unit in the urban village level (see 7.6).

- Private sector operators in the area consists of Jaya Real Property who owns the development permit in the east part, other land agents and property developers and small commercial and speculative businesses.
- Local government interests in the area are the planning authority (BAPEDDA), the housing authority, neighbourhood 'Kelurahan' head office and the public works department.

Conflicts exist in the area. The greatest is the willingness of many in the community to stay and improve their own livelihood and the intention of the private sector to develop maximum economic return through property development in the area, which ultimately intends to move the low-income community out of the existing area.

Local government has intentions that concentrate on physical improvement and revenue increase without looking in more detail at how to accommodate the existing community, which, after all, has the close working relation to the area. A major local government instrument in this is the Peta Tata Kota (urban planning map). This is discussed in more detail in the section on the Statutory Plan scenario 7.8.3.

Diagram 7.1 Detail Problem Tree of Technical Aspect

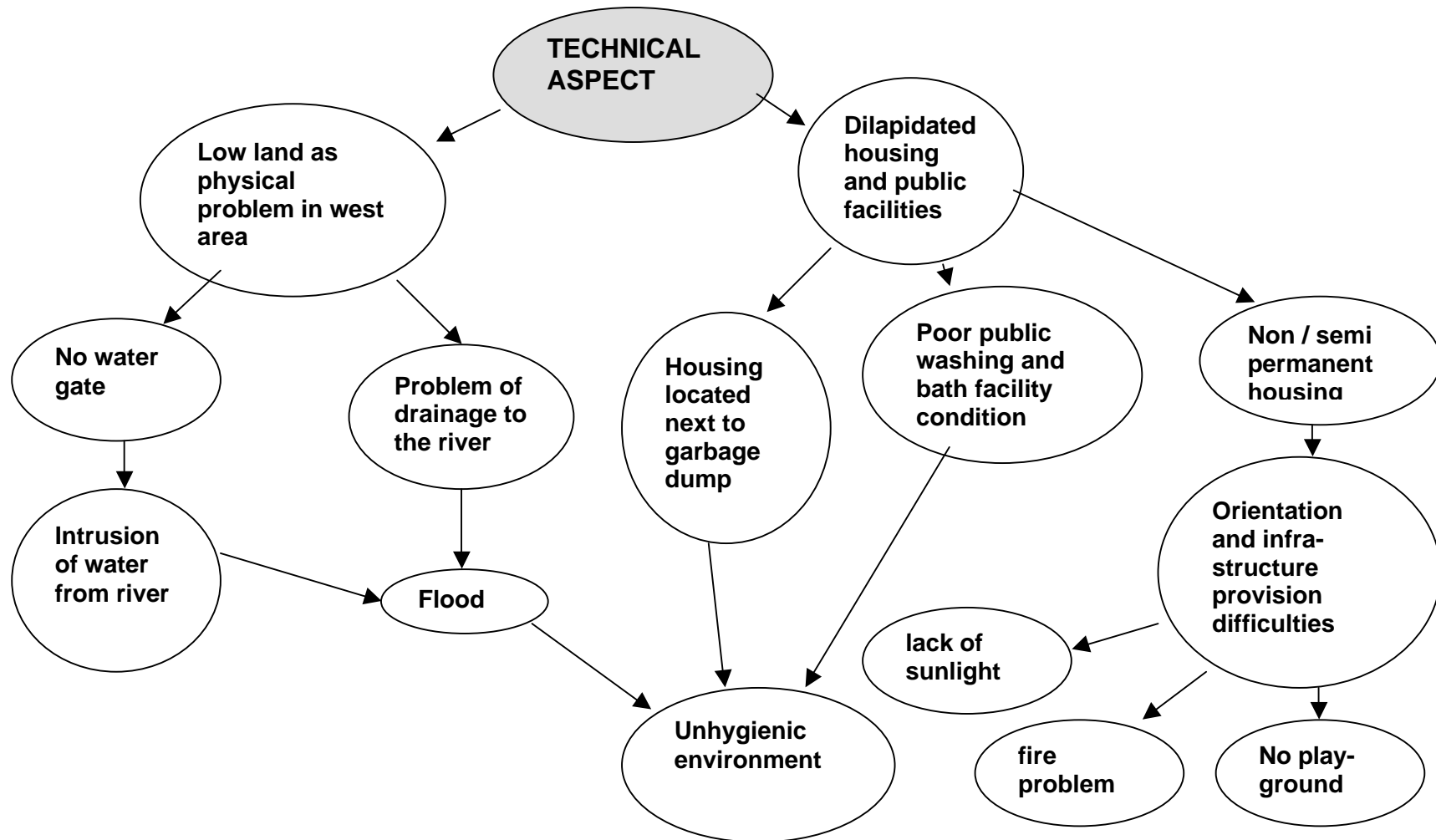


Diagram 7.2 Detail problem tree of Social Aspect

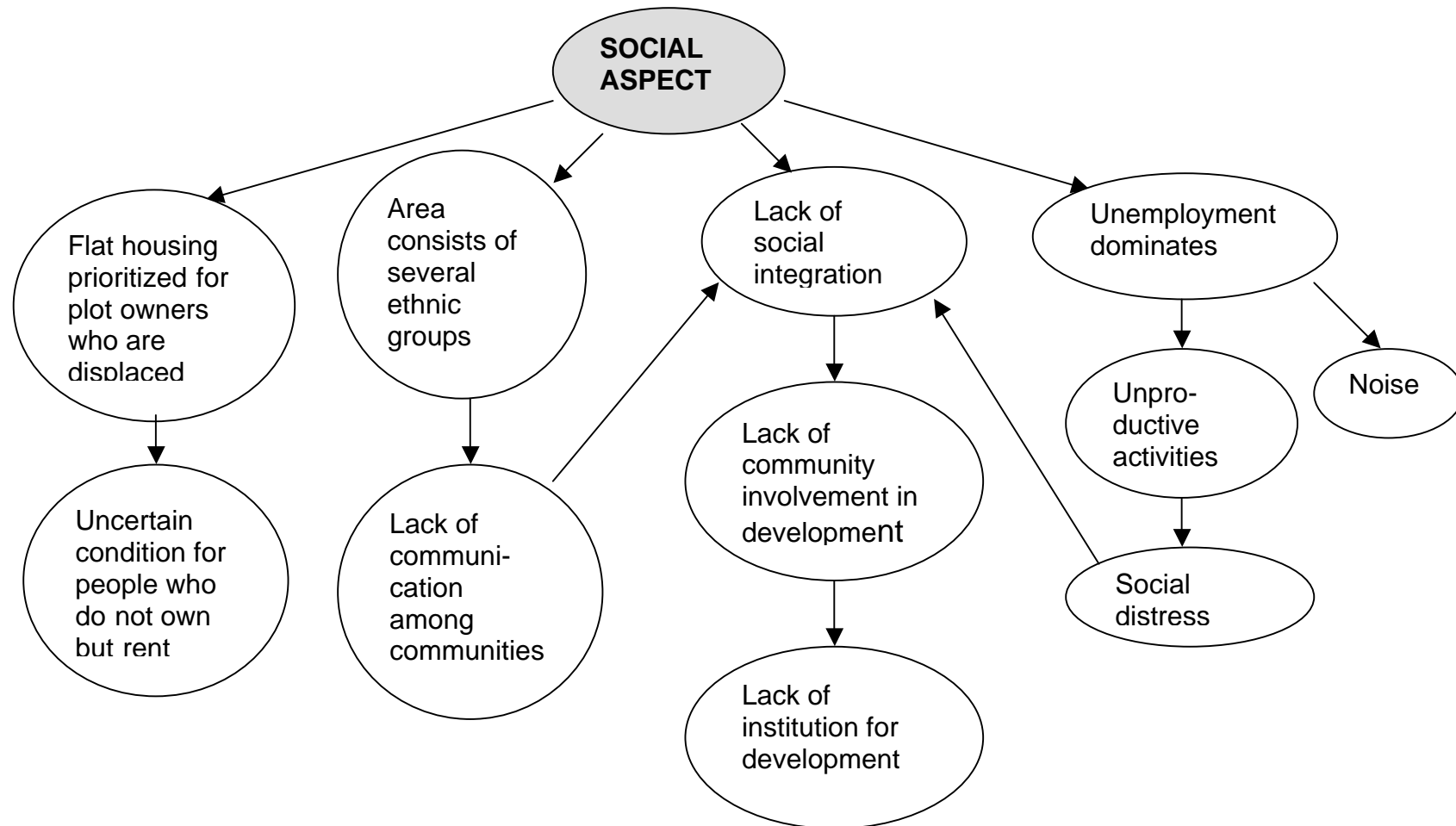


Diagram 7.3 **Detail problem tree of Economic Aspect**

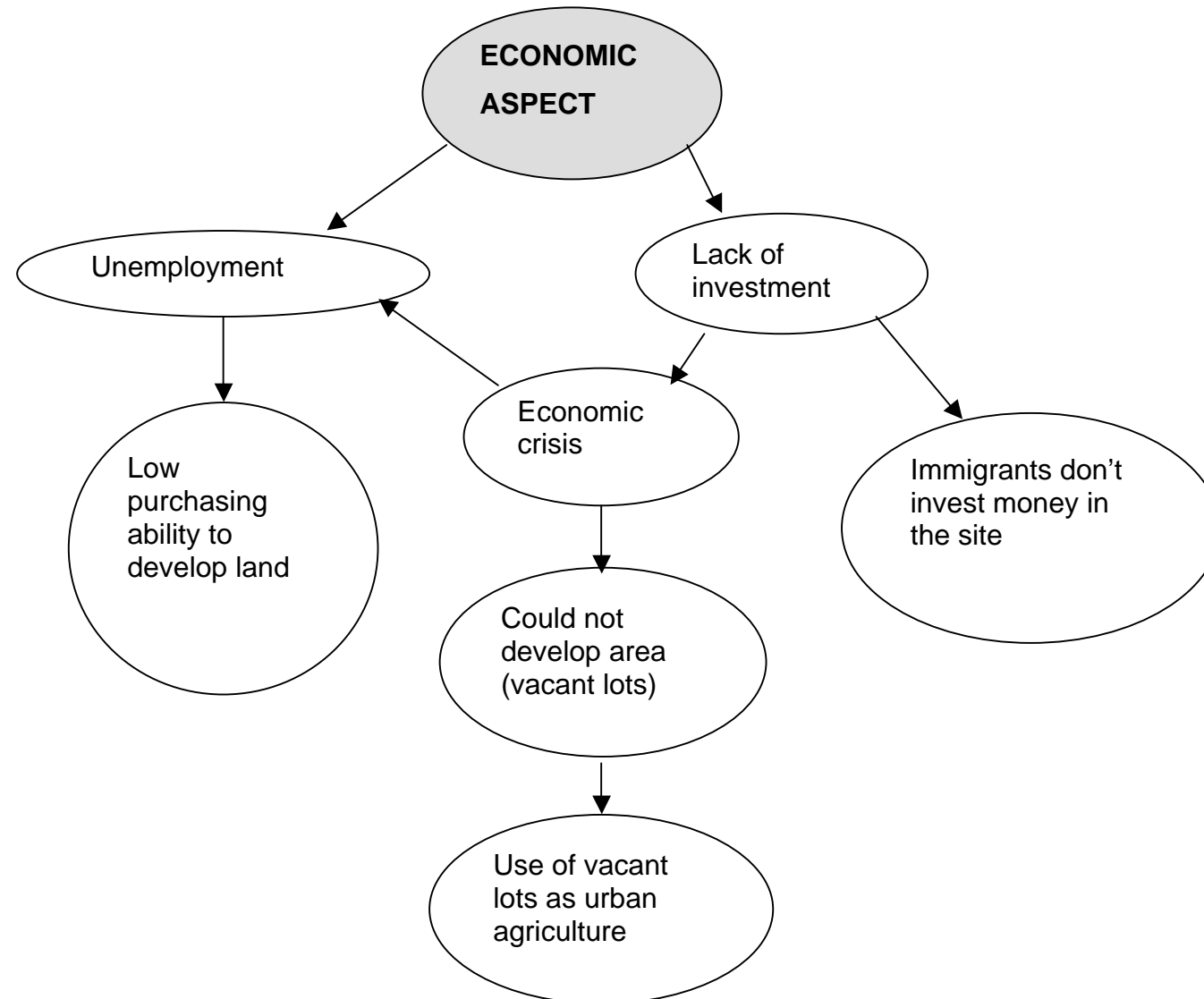


Diagram 7.4 Problem tree and the Intervention

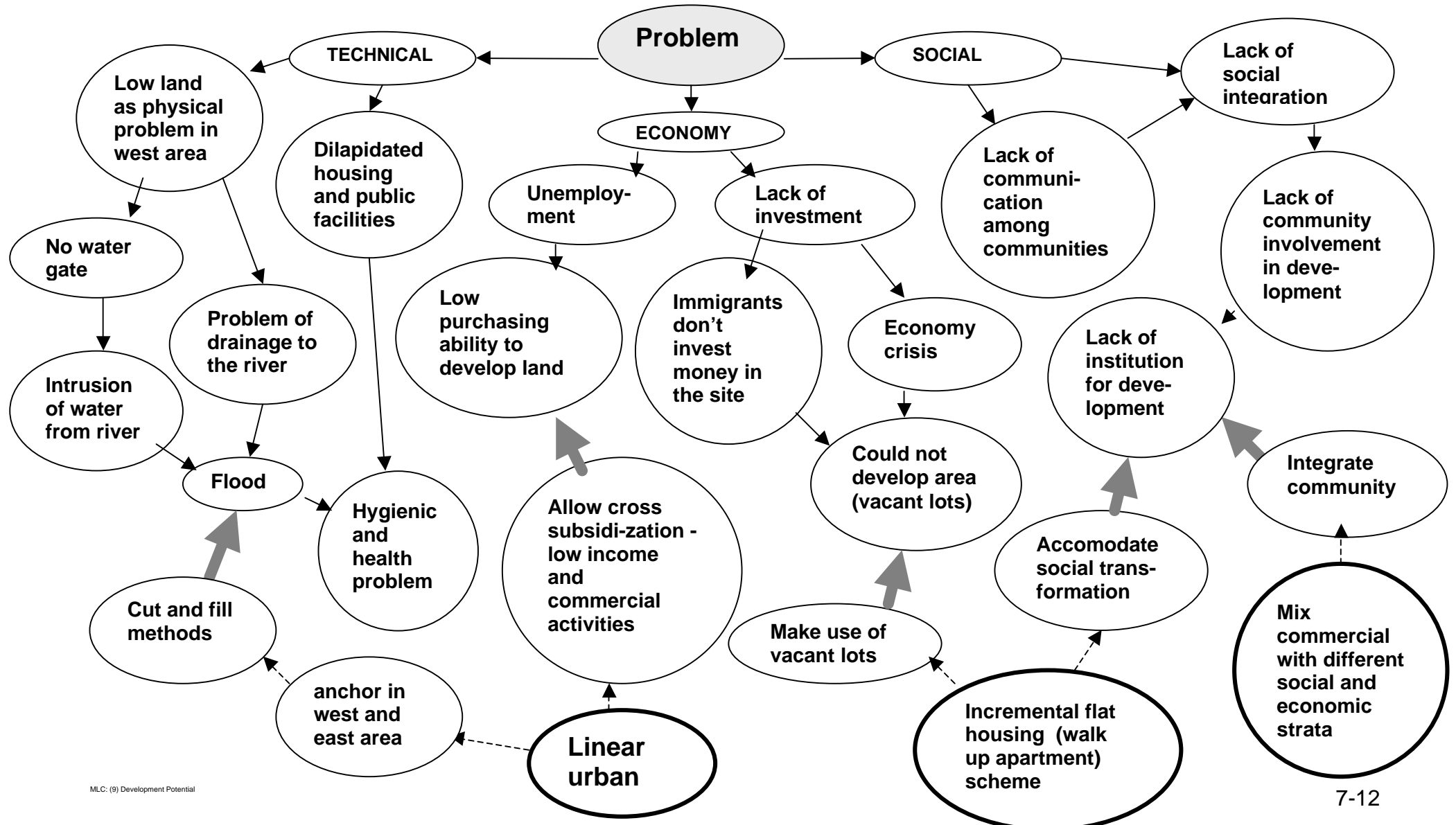


Table 7.1 Integrated Problems

COMMUNITY	PRIVATE SECTOR	LOCAL GOVERNMENT
<p>Intentions:</p> <ul style="list-style-type: none"> • Land area improvement • Better income • Public facilities improvement • Livelihood opportunities • Access to place of work 	<p>Intentions:</p> <ul style="list-style-type: none"> • Develop area for property • Profit oriented • Have planning permit 	<p>Intentions:</p> <ul style="list-style-type: none"> • Area improvement • Social development • Tax from income • Extend flat housing scheme
<p>Problems:</p> <ul style="list-style-type: none"> • Lack of organisation • Flooding • Lack of finance • Housing dilapidation • Lack of access to land • Unemployment • Immigrants 	<p>Problems:</p> <ul style="list-style-type: none"> • Could not proceed with land acquisition • Lack of funding • Unusable vacant lots 	<p>Problems:</p> <ul style="list-style-type: none"> • Lack of funding for flats • Lack of funding for infrastructure • Lack of revenue • Inadequate urban planning map procedure
<p>Who are involved:</p> <ul style="list-style-type: none"> • Neighbourhood (whole people in Karet Pasar Baru Barat area) • Scavengers (RT01 / RW07) • Flat housing dwellers (RW07) • Tricycler (west part of Karet Pasar Baru Barat II) • Owner of small shops / warung (RW05 and RW07) • Tempe industry (RW07) • Garment industry / konveksi (RW05) • Local seller /market (near flat housing area) • Head of RTs • Head of RWs • Urban agriculture (RW06) • Doctors (RW06) • Vehicle workshops (RW05 and RW06) 	<p>Who are involved:</p> <ul style="list-style-type: none"> • Jaya Real Property • Land agent • Small commercial business 	<p>Who are involved:</p> <ul style="list-style-type: none"> • Local government housing authority • Kelurahan (neighbourhood government head office) • Public Works • BAPEDDA (planning authority) • Other statutory authorities

7.7.3 Strength, Weakness, Opportunity and Threat SWOT Analysis

The SWOT Analysis is conducted to identify the Strength, Weakness, Opportunity and Threat. The Study Area has been divided into eight defined areas based on their distinctive and individual characteristics (Fig. 7.3 – page 7-15) Each segment has been further classified into Technical, Social and Economic analysis.

- **Segment A** is located in the top north west corner, forming a triangular area of $\pm 9,400 \text{ m}^2$. It is part of Governor decree area to built 4-storeys walk up apartment by the local government second phase.
- **Segment B** is located in the middle north west corner, consisting of local government walk up apartment and public facilities and market. It covers area of $\pm 7,600 \text{ m}^2$, with high land level as a result of land filling for the apartment and market development.
- **Segment C** is located is the bottom north west of study area. This $\pm 18,000 \text{ m}^2$ area is part of Governor decree area for local government walkup apartments second phase.
- **Segment D** is located in the west of the study area along Krukut River. It covers $\pm 9,000 \text{ m}^2$.
- **Segment E** is located in the bottom middle west of the study area. It covers $\pm 35,000 \text{ m}^2$ area. The east boundary of this segment is the change land level from the flood plain rising up to the higher area in the east part.
- **Segment F** is located in the middle north and covers an area of $\pm 36,000 \text{ m}^2$. This area is part of the Jaya Real Property development permit. There are many vacant areas acquired by the developer that have been changed into car service workshop, small kiosks, children's playground and agriculture. There are two schools, which make this area busy during the day.
- **Segment G** is located in the middle south and covers an area of $\pm 48,000 \text{ m}^2$. It is also part of the Jaya Real Property development permit. There are large vacant areas acquired by the developer that have been changed into car service workshop, small kiosks, children's playground, garbage dumping and agriculture.
- **Segment H** is located in the east boundary and covers an area of $\pm 15,000 \text{ m}^2$. This area is part of allocation for Jaya Real Property development permit. It has direct access to KH Mas Mansyur street and is dominated by commercial development generated by that frontage.

The development recommendation for each segment area is shown as broad guidelines in the following diagram: Development recommendation for Karet Tengsin (Table 7.2 – page 7-16). This is followed by a detailed SWOT analysis for each of the eight area segments separately (Tables 7.3 to 7.10 – pages 7-17 to 7-27).

Fig 7.3: Karet Tengsin – segment defined area
(source: Field Survey)

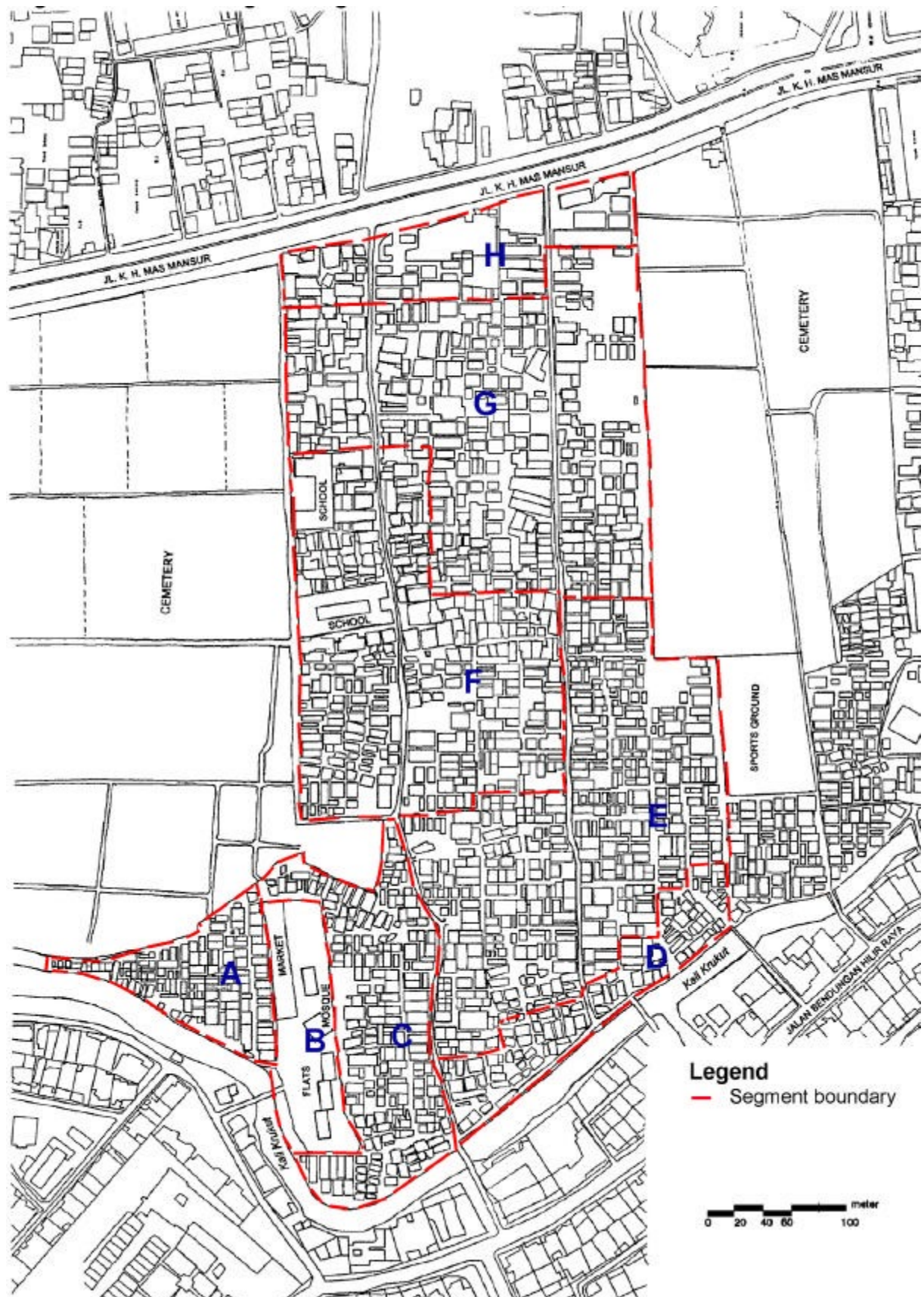


Table 7.2: Development Recommendation for Karet Tengsin

	FACTS AND ANALYSIS	DEVELOPMENT RECOMMENDATION
A	<ul style="list-style-type: none"> It has physical problems. It has cohesive social interaction. Potential re-location of informal scavenger enterprise. This area is allocated for extension of the local government low-income flat housing. 	<ul style="list-style-type: none"> Integrate the local government flat development with the existing community namely the scavenger. Priority improvement for drainage and sanitation provision.
B	<ul style="list-style-type: none"> This area has good physical condition. It has a traditional market, which causes problems such as: garbage, noise, bad smell, unhygienic environment and pests 	<ul style="list-style-type: none"> Rehabilitate the traditional market including adjustment of the area boundary to improve the infrastructure.
C	<ul style="list-style-type: none"> It has development pressure from the local government for further flat housing development. It has bad physical drainage. It has good accessibility to the main street. 	<ul style="list-style-type: none"> Focus on improving drainage and sanitary arrangements. Integrate flat development with existing potential local commercial activities, especially along Jl.Karet Pasar Baru Barat I.
D	<ul style="list-style-type: none"> It has flooding problem. The embankment has no water gate. It has good accessibility to the main street. 	<ul style="list-style-type: none"> Priority on flood control, sanitation, and related project for river normalization and access. Integrate flat development with existing potential local commercial activities, especially along Jl.Karet Pasar Baru Barat I.
E	<ul style="list-style-type: none"> It has some garment industries, but have not taken local community as the employees. It has bad physical drainage condition and flooding. 	<ul style="list-style-type: none"> Improvement of drainage. Community development project that integrate local community and immigrants. Priority economic development along Jl Karet Pasar Baru Barat I and II.
F	<ul style="list-style-type: none"> There is a private developer namely Jaya Real Property pressure for the private development scheme. There are two schools in the area. 	<ul style="list-style-type: none"> Jaya Real Property development has to integrate their plan with educational activities and local economy especially along Jl Karet Pasar Baru Barat I.
G	<ul style="list-style-type: none"> There is Jaya Real Property pressure for the development scheme. There is a lot of land acquired by Jaya Real Property. Jaya Real Property has no fund to develop their scheme. 	<ul style="list-style-type: none"> The area has potential to be developed by Jaya Real Property as first phase, with cooperation and support by the local government.
H	<ul style="list-style-type: none"> Economic activities are more established. There is Jaya Real Property pressure for the private development scheme. 	<ul style="list-style-type: none"> Partnership between local business and Jaya, so Jaya could incorporate them in any redevelopment. Urban design guidelines to improve the visual impact of the commercial frontage.

- Improve accessibility from Mas Mansyur road to inner area of Karet Tengsin.

Table 7.3: Character Identification of each segment
SWOT Analysis of Segment A

	TECHNICAL	SOCIAL	ECONOMY
S	Embankment improvement has been built in form of wall retention along the river	Has many human resources, such as: an architect, civil expert, building worker, most of them are artist	The community's economic resources: tempe industry (good local market, such as nearby traditional market) and scavenger industry (product recycled material, such as tin can and plastic)
	Has good access to their place of work. The majority mode of transportation is walk, chosen by majority of community because it is fast and cheap	The scavengers are well organised and have a leader/employer who wishes to improve the business	For scavengers, materials (papers, bottle, cans, plastic, iron) found in the area. Investment has been made in buildings and equipment for the re-cycling process
		Above 50% of the community is in the working age group	
	Proximity to local market, temporary bridge over the river and the open area of the cemetery and river	Social union between community is: when a person was asked of his/her opinion if they are moved out, the answer is: depends on the community's agreement. 71% of the community is Javanese, which makes the social interaction is more cohesive	Scavenging and re-cycling is an expanding business in this area and is dependent on location there for economic operation
W	Land level is lower than water level, liable to flood, even after the embankment was built, although it is now only knee-high (during rainy season)	Lack of communication / interaction among scavengers and other community groups in area. Scavengers tend to be looked down upon	Low income domination in the area of less than Rp. 200,000 (40%), between Rp. 200,000 – Rp. 400,000 (43,5%), limiting the purchase power of community (£1 = Rp.13,000.- (1998))
	Lack of local internal open space (only ± 50 m2 near watchpost). House overcrowding causes lack of sunlight penetration and creates fire problem. Emergency access is only through narrow alleyways	Lack of access to finance for community investment as a result of lack of institution in the community	Scavengers area has no opportunity for physical expansion, will continue to cause nuisance without investment in improved hygiene and access
	Poor condition of public bathroom and toilet such as: bad smell, dirty, moss covered as a lack of maintenance	Many immigrants have lived here quite long, but do not have a local identification card (they don't register at the government neighborhood office). It is difficult to know the exact number of people in this category. Not only the Lurah, even the RT chief do not have the data	Opportunities for the many small shop owners at ground level are limited by lack of space and poor access

	Seg A continues on next page		
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	TECHNICAL	SOCIAL	ECONOMY
W	Unhygienic condition of scavenger area (near garbage disposal) → bad smell, smoke of combustion, dirt, insects (mosquitoes, flies)	There is no neutral place for people to tell their problems and get their problems solved	No local opportunities for local entrepreneurs to gain improved experience in business management and finance
	Most houses are mainly non permanent (leak roof, bad wall insulation, unpainted, bamboo / ply-wood/cardboard wall, zinc/scrap metal, plastic roof) most liable to fire	Majority of the community (61.3%) want to stay in the location	
	No system to regulate incoming and outgoing flow of the water, to control flood and no water gate to stop it from a rising river level	Compared to other segments, this location has the most households living in rented accommodation	
	Only narrow riverside path for access between lorry loading lay-by and area for recycling processing for loading / unloading process		
	No playground area for kids		
O	The SK 37994 might improve the area into flat housing project → improvement of land	Some local neighborhood activities organized by RW could be a potential tool to increase community integration	SK 37994 also includes development of building areas for community's commercial activities
	This site has good view, near the river and cemetery park	Use Javanese majority to strengthen community institutions and self-help	Improve established scavenger business
	Good accessibility, especially to local market		Create better physical and economic links to market area
T	Fire could happen any time, because of the material for housing and there is no access for fire engines	Re-allocation of scavengers to other area, since their work isn't suited to be done in flats	Most people work in informal sector, so they don't have regular income making it difficult to pay mortgage, especially for bank credit
	Uncertainty over implementation of riverside road shown on urban planning map (PTK), which would mean much clearance	With no effective regulation against immigrants with no ID, there would be more people coming to the location in the future	Uncertainty over implementation of SK 37994, which would mean clearance and re-settlement of the whole area
		Most people here live in rented housing and have no priority to be re-accommodated in the proposed flat housing development. If it were built they will be evicted and will have to re-locate	

SWOT Analysis of Segment B

	TECHNICAL	SOCIAL	ECONOMY
S	Located on raised level so not flooded during rain	There is a PPRS (Flat Housing Dwellers Association) who control the community living in flats.	The flat's lower ground (western blocks) are used as warung and small kiosk giving livelihood opportunities
	The area has been maintained by flat's dwellers, including bridge, tree planting alongside river and pavement	Good management of funding, proven by temporary bridge and paving blocks that were build by people in flat housing	Located near traditional market, that should be remain there (in Karet Tengsin), since it is the source of living for many people in Karet Tengsin
	The flats are quite clean, maintained by PPRS (Flat tenants association).		
	Has good drainage, bathroom, sewerage, and good access from main street on the west of the river		
W	The house unit are too small (18 m2, including terrace), only fit 3-4 people in family. It would become problem when the family grow up and need more room for their children	The flat housing was prioritized for people who own building rights, not for those who rent house (even if they were already live in the area for more than 20 years)	Since flat block B (eastern block) is located near the traditional market, nobody wants to do commercial activities on the flat's ground floor (not like flat block A – western block)
	No playground area provided	Social jealousy between flat community and outer community, not clear of flat ownership, Some of dwellers still live in kampung area, are renting their rooms to other families	Small room size and few passers-by on upper floors restricts opportunities for home based trading
		Has worse social interaction, more individualism, especially among people living on different floors	
O	Proximity to local market → good accessibility, and high level land / area could be used as priority activities, such as: health facilities or temporary rescue during flood	The PPRS is potential as a generator of community participation project	Existing commercial activities can be a generator in economic revitalization project
T	Problem of garbage from local market causes unhealthy environment	No clear relationship between PPRS and RT or RW chief (structurally and funding)	Existing market condition will increase competition of commercial function developed by flat's owners
			The traditional market could be reallocated, since it was located on top of PAM's pipes (PAM=Water supply company).
			Gentrification of flat units as some owners still have house in kampung area, and they rent the flats to other people

SWOT Analysis of Segment C

	TECHNICAL	SOCIAL	ECONOMY
S	The cemetery land east of the area mostly is used as playground area	Excellent relationship among the community, shown by self consciousness in maintaining the area clean	Most commercial activities: small store, warung and tempe industry, generate economic activity in the area
	Has good access to their place of work. The majority mode of transportation is walk, because it is fast and cheap	The majority ethnic of the community is Javanese (81,1%), so the social interaction is more cohesive	Passing traffic along Karet Pasar Baru Barat 1 gives opportunity for successful trading in frontage premises
	Location near local market and main street gives good accessibility		
	Has alleyways that are well-maintained and wider than segment A	Above 50% of the community is in the working age group	
W	Land level is lower than water level and liable to flood, even after the embankment was built.	Lack of access to finance community facilities as a result of lack of institution in the community	Low income domination in the area of less than Rp. 200,000 (40%), between Rp. 200,000 – Rp. 400,000 (43,5%), limits the purchasing power of the community
	Bad drainage system, with no drainage regulation of incoming and outgoing flow of water because there is no effective water gate to stop it entering through drainage outlets in the river wall	The flat project was halted due to the crisis resulting in overcrowding	Home industries do not recruit local people but immigrants, causing jealousy from the local people, because there are many local people who are jobless
	Some street layout and houses are not well organized, difficulty in orientation and infrastructure provision (RT 5, some 11, some 13)	Many unwilling to move to flat because the units are too small, cost is great and the people tend to be individualistic	The immigrants do not invest their money in this area, but rather invest in their village
	House overcrowding cause lack of sunlight penetration and could cause fire problem (RT 5,11,13)	Those who already have a flat prefer to stay in their old house, while the unit is rented to somebody else	Uncertainty about implementation of SK 37994 discourages investment in the area
	Poor condition of public bathroom and toilet such as: bad smell, dirty, moss covered	The allocation is not even and especially to those who have been living there more than 30 years in rented accommodation	Lack of security of tenure makes it difficult to obtain either formal or informal credit
Seg C continues on next page			

	TECHNICAL	SOCIAL	ECONOMY
W	Unhygienic condition on RT 10,11,13 (near garbage disposal) → bad smell, smoke of combustion, dirt, insects (mosquitoes, flies)	Unemployment dominates the area, especially people who used to work in construction projects	
	Most houses are mainly semi permanent (brick and concrete wall on ground floor and plywood / cardboard wall on upper floors with zinc / tin roof)	Many immigrants have lived here quite long, but do not carry a local identification card (ID card). It is difficult to know the exact number of people in this category. Not only Lurah, even the RT chief do not have the data	
		There is no neutral place for people to tell their problems and get their problems solved	
		Majority of the community (40.5%) want to stay in the location	
O	The SK 37994 might improve the area into flat housing project	The good social cohesion among the people could well support participation in development of the area	The immigrant's commercial activities could instead be invested in the area, to help improve the community's economic condition
T	Fire could be happen any time, because of the material used in housing	Social problems as a result of unemployment such as: unproductive activities and noise	Most people work in informal sector, so they don't have regular income or collateral making it difficult to pay mortgage, especially for bank credit
	Location of garbage disposal causes unhealthy condition for people living near them	Uncertainty over implementation of SK 37994 which would cause much disruption and relocation	Road widening shown on urban planning map (PTK) would demolish many shop and business premises fronting Karet Pasar Baru Barat 1

SWOT Analysis of Segment D

	TECHNICAL	SOCIAL	ECONOMY
S	Improvement of pedestrian road along the river and there are still some open space that were used as playground and playing badminton	Above 50% of the community is productive age	Most commercial activities: small stores and tricyclers (mobile vendors foods, such as ice cream, bread and fish balls), generate economic activity in the area.
	Has two public bathrooms / toilets that are used by RTs next to them → they were charged for maintenance only Seg D continues on next page	The people who are willing to stay and to move out of the location, show the same percentage	There is small local market in the morning at the dead end street of Jl. Karet Pasar Baru Barat II

	TECHNICAL	SOCIAL	ECONOMY
W	Land level is lower than water level and liable to flood, even after the embankment was built	Lack of access to finance community facilities as a result of lack of institution in the community	Home industries do not recruit local people but immigrants, causing jealousy from the local people, because there are many local people who are jobless
	There are some houses built on top of main drainage by covering the drainage	Unemployment dominates the area, especially people who used to work in construction projects	The immigrants do not invest their money in this area, but rather invest in their village
	Main drainage discharging in the river floods back when the river rises over the drain outlet level during the rainy season. There is no water gate in embankment that would automatically work during rainy season to keep out back flooding	Many immigrants have lived here long, but do not have a local identification card (they don't register at the government neighborhood office). It is difficult to know the exact number of people in this category. Not only the Lurah, but even the RT chief do not have the data	
	Dead end street of Jl. Karet Pasar Baru Barat II at the river causes problem of accessibility	There is no neutral place for people to tell their problems and get their problems solved	
	Most houses are mainly semi- permanent (brick and concrete wall on ground floor and plywood/cardboard wall on upper floors with zinc/tin/plastic roof). Most of the housing is not laid out in an orderly grid pattern		
O	There could be an increase in commercial activities since the location is on the main riverside pedestrian route	The chance to move people out of the location for any redevelopment project is high	The immigrant's commercial activities could instead be invested in the area, to help improve the community's economic condition
			Most people have regular income per month, so it is not difficult for them to pay mortgage, especially for bank credit
T	Fire could be happen any time, because of the material of housing	Social problems as a result of unemployment such as: unproductive activities and noise	Road widening shown on urban planning map (PTK) would demolish many shop and business premises fronting the riverside walkway
	Uncertainty over implementation of riverside road hinders investment in physical development		

SWOT Analysis of Segment E

	TECHNICAL	SOCIAL	ECONOMY
S	There is a JPS (Social Safety Net Programme) funding for building new meeting hall for RW 05	Excellent relationship among the community, shown by self consciousness in maintaining the area clean	Most commercial activities: small stores and warung, generate economic activity in the area
	Located near soccer field, so the people could use them for recreation	Good religion, shown by activities in the mosque	The main road frontages of Karet Pasar Baru Barat I and II are an opportunity for small-scale commercial enterprise
		Above 50% of the community is productive age	
		Many in the community (33.3%) want to move to the fringe area of Jakarta	
W	Water flow in main drainage remain stagnant, and in some parts was full of garbage disposal	Lack of access to finance community facilities as a result of lack of institution in the community	Most commercial activities: konveksi (garment), these activities didn't contribute income to people living around them, since the workers come from outside Jakarta
	There are some houses built on top of main drainage by covering the drainage	Unemployment dominates the area, especially people who used to work in construction projects	Low income domination in the area of less that Rp. 200,000 (52.4%), between Rp. 200,000 – Rp. 400,000 (36%), limits the purchasing power of community
	Most houses are mainly semi permanent (brick and concrete wall on ground floor and plywood/cardboard wall on upper floors with zinc / tin / plastic roof)	Many immigrants have lived here quite long, but do not have a local identification card (they don't register to the government neighborhood office). It is difficult to know the exact number of people in this category. Not only the Lurah, but even the RT chief do not have the data	
	Dead end street of Jl. Karet Pasar Baru Barat II at the river causes problem of accessibility	There is no neutral place for people to tell their problems and get their problems solved	
		There is social distress growing in this community due to differentiation of the land price for compensation. Land in RW 06 acquired by Jaya Real Property was bought for Rp. 1.5 million/m ² (± £115) while on the other hand land in RW 07 acquired by the government was bought at only around Rp. 4 - 5 hundred thousand/m ² (± £35)	
Seg E continues on next page			

	TECHNICAL	SOCIAL	ECONOMY
O	The JPS program could be used for project initiation funding i.e: reallocation houses to vacant lots	The excellent relationship and religious activities are a potential for generating community participation projects	The immigrant's commercial activities could instead be invested in the area, to help improve the community's economic condition
		The chance to move people out of the location for any redevelopment project is high	Most people have regular income per month, so they it is not difficult to pay mortgage, especially for bank credit
T	Fire could be happen any time, because of the material of housing	Has greater variety of ethnic groups than other areas, which could affect social interaction	With increasingly imported workers from outside the area (from village), there will be threat to the local worker income
	Stagnant water in drainage contains rubbish and causes unhealthy condition to the location	Social problems as a result of skilled unemployment such as: unproductive activities and noise	Implementation of road reservation provisions shown for Karet Pasar Baru Barat I and II in the urban planning map (PTK) would destroy much investment made in frontage business and trading premises
	Uncertainty over the implementation of many road reservations shown on the urban planning map (PTK)	There could be social jealousy caused by the high range of land value stated by government and private developer	

SWOT Analysis of Segment F

	TECHNICAL	SOCIAL	ECONOMY
S	Condition of most houses in the area are permanent and already have their own certificate	There is still some interaction between existing community (compared to segment G), since most of the houses have not been acquired by commercial development	Most vacant land is used as urban agriculture (papaya, casava, chili) although it is only for personal use, not commercial
	There are already two schools here, which are substantial public investments		Most people here have higher income than segment A-E; the houses are more permanent and bigger than segment A-E; more formal jobs (there are a lot of doctors, vehicle service workshops and 2 VCD rental shops here)
	Located near the main street that connects between Mas Mansyur and Bendungan Hilir gives excellent accessibility, good views to cemetery park and commercial frontage		
	Some vacant lots have been turned to vehicle service workshop, small kiosks and children playground Seg F cont on next page		

	TECHNICAL	SOCIAL	ECONOMY
W	Aside from urban agriculture, some vacant lots are becoming grass weed and some are used as garbage disposal	Lack of access to finance community facilities as a result of lack of institution in the community	Derelict land and under-use through collapse of acquisition programme, currently it is used as urban agriculture
		There is social distress due to differentiation of the land price for compensation. Land in segment F (RW 06) acquired by Jaya Real Property was bought for Rp. 1.5 million/m ² (± £115) while on the other hand land in segment E (RW 07) acquitted by the government was bought only for Rp.4-5 hundred thousand/m ² (± £35)	Lack of demand of land, resulted by property crisis
	Some alleyways can't be passed, since they were covered with plants, resulting from lack of maintenance		Jaya Real Property as the owner of the vacant lots suffers financial loss, because their money is tied up in the land which cannot be developed
O	Vacant lots could be used temporary as place for making money (agriculture, vehicle service, car park)	Land consolidation could be implemented, because social interaction is relatively strong. (especially on the west part)	The community could take advantage of urban agriculture for profit purpose
	Main road frontages can be commercially developed particularly at ground floor level		Jaya Real Property opened the opportunity to other stakeholders to make arrangement of their vacant lots for consolidated incremental development
T	If Jaya Real Property really want to build their projects in this location, the schools will need to be relocated.	There could be social jealousy between people live in segment E and F, caused by the high range of land value stated by government and private developer. It could become trouble during land consolidation, especially area that located between E and F segment	The vacant lots become wasteful space that can't be used to make some money by Jaya Real Property
	Uncertainty over the implementation of many road reservations shown on the urban planning map (PTK)		Implementation of road reservation provisions shown for Karet Pasar Baru Barat I and II in the urban planning map (PTK) would destroy much investment made in frontage business and trading premises

SWOT Analysis of Segment G

	TECHNICAL	SOCIAL	ECONOMY
S	Located near main street that connects to Mas Mansyur street with good accessibility	Small number of existing community remains so there is less of social problems.	Most vacant land is used as urban agriculture (papaya, casava, chili) although it is only for personal use, not commercial
	Good view to park cemetery		
W	Aside from urban agriculture, some vacant lots are becoming grass weed and some are used as garbage disposal	Lack of interaction between community, since most of the people have already sold their houses and left the area	Derelict of land / under use but lack of access to land usage, currently it has been used as urban agriculture
	Unmaintained pedestrian roads next to vacant lots are full of uncut weeds	Lack of access to finance community facilities as a result of lack of institution in the community	Lack of demand for land, resulting from property crisis
	Some vacant lots have been turned to vehicle service workshop and small kiosks	There is social distress growing in this community due to differentiation of the land price for compensation. Land in RW 06 acquired by Jaya Real Property was bought for Rp. 1.5 million/m ² while on the other hand land in RW 07 acquired by the government was bought only around Rp. 4 - 5 hundred thousand/m ²	Jaya Real Property as the owner of the vacant lots suffers financial loss, because their money is tied up in the land which cannot be developed
		Lack of social interaction among the community, individualistic type of people	
O	Vacant lots could be used temporary as place for making money (agriculture industry, vehicle service, car park)	Since there is no social interaction in the community, it will make it easier for Jaya Real Property to acquire the land	The community could take advantage of urban agriculture for profit purpose
	In the future, if the partnership can be realized, this location most likely to be the first place in relocating people to new flats, provided by Jaya Real Property		Jaya Real Property opened the opportunity to other stakeholders to make arrangement of their vacant lots
T	If the condition of land remain the same for long time, the condition could become worse: more grass weed, mosquitoes, snakes	There could be social jealousy caused by the difference of land value stated by government and private developer	The vacant lots become wasteful space that can't be used to make some money by Jaya Real Property
	Uncertainty over the implementation of many road reservations shown on the urban planning map (PTK)		Implementation of road reservation provisions shown for Karet Pasar Baru Barat I and II in the urban planning map (PTK) would destroy much investment made in frontage business and trading premises

SWOT Analysis of Segment H

	TECHNICAL	SOCIAL	ECONOMY
S	The lots between cemetery and Karet Pasar Baru Barat I will be used by Jaya	The majority is commercial uses with less social problems.	Most units are commercial (vehicle service workshop, small office, Padang restaurant) and doctors. There's also a low-rise office building (Meiwa Building)
W	Lack of green belt along pedestrian road	There are small number of illegal huts (5-10) on the eastern part, next to Karet cemetery	Lack of demand of land, resulted by property crisis
	There is lack of harmony in architectural visual continuation among buildings along the road (compared to Sudirman street)	Lack of interaction between community, since there are many commercial activities	
O	Since it is located near primary road (Mas Mansyur), the price of land is high in this area, so it would be better if in the area is built for medium / high-rise commercial / office	The area has potential on society who has interest in commercial activity along Jl. KH.Mas Mansyur.	Because of good accessibility, the economic activities is better use for high commercial activities
T	Jayaland development will be stuck in the project progress, if the monetary crisis still happens, resulting to unchanged condition	If the economic condition remain the same (Jayaland still stuck in the project progress), these illegal huts could become slum area	Without sufficient guidelines the gentrification of small local business stakeholder into large cooperation will happen. Especially with the execution of Jaya development plan.

Appendix A

Flat Survey in Central of Jakarta

Rusun Developments

Penjaringan Flats
Kebon Kacang Flats
Tanah Abang Flats

Rusun Developments

In the mid 1980's the government launched a slum renovation programme. The programme aimed to improve the environment of urban neighbourhoods through the development of high-density residential flats aimed at housing low and middle-income families. The flats were built near commercial centres to house those who had either lost their previous housing through fire, lived in neighbouring Kampung that had become dilapidated or simply wanted to rent/own their own property near a commercial centre where they would be able to find work.

With this in mind a survey of three of these flat complexes was undertaken in order to identify how successful the projects had been in enabling low-income families to live in close proximity to commercial areas in Jakarta. A brief summary description of each complex and general conclusions follows below.

Penjaringan Rusun Flats

Penjaringan rusun at Jakarta Utara in northern Jakarta just off Tanah Pasir occupies a 2ha site and consists of 702 units in blocks of flats comprising of 4 floors with an average occupancy of 3-6 people per flat. Finance for the scheme was drawn from private developers¹ and local government². The site owned by the state is located close to an industrial³ and trading area⁴ that provides employment opportunities to residents. Most residents occupy a variety of formal professions but many operate informal businesses from their flats.

All residents' rent their flats but only 30% of those interviewed had received a subsidy contribution from the local government towards their rents. The flats were originally targeted at households earning Rp 100 000 per month but this has subsequently risen to Rp160 000 per month. Although residents did complain about the fact that rents had become too expensive, rooms were too narrow and that the area was noisy, 80% of those interviewed about their living conditions felt that they now lived in better housing than they had done previously whilst 10% felt indifferent and 10% refused to comment.

Kebon Kacang Flats

The project is located on a 1.8ha site in Tanah Abang district, Central Jakarta consists of 600 units spread over 8 blocks each comprising of 4 floors with an average occupancy of 3-8 people per flat. The project involved the renovation of an area occupied by dilapidated housing. Financed and built by the National Public Housing Company of Jakarta Local Authority and a number of private developers, blocks of flats were constructed to house a range of household incomes. The 600 unit development consists of flats for rent or ownership and comprises of people who had previously occupied houses on the site and those from elsewhere. The first residents took up occupancy in November 1984.

¹ BLP Pluit and Sarana Jaya (both private developers)

² DJCK -Department of Public Works and DKI local government.

³ Pluit Industrial Zone (.5km away)

⁴ Jakarta Kota trading Centre (5km away)

The majority of residents moved into the flats because they were conveniently located to areas of employment. The majority of those interviewed indicated that they worked in home industries in Central Jakarta whilst others worked in East Jakarta. Most of the residents questioned indicated that they were living in better conditions than they had done previously but complained that flats were not large enough to accommodate growing families.

Blocks for low-income residents are rented at a daily charge of Rp 900 to Rp 1,200 and those sold to middle-income families on credit range between Rp 36 000 to Rp 300 000 per month. The units though have generated interest from private companies willing to offer Rp36 million per unit. This raises concern around issues of gentrification and the pressures exerted on low-income residents to sell off their units to make significant profits. Indeed, results from the survey indicate that only 20% of the original residents live in their flats whilst the rest have moved to Jakarta's outskirts.

Tanah Abang Flats

Built in 1979-81 this flat development is said to be the first of its kind in Indonesia. Tanah Abang flat complex consists of 900 units spread over 60 blocks each comprising of 4 floors with an average occupancy of 5-7 people per flat. A large proportion of the original residents came from the surrounding district of Tanah Abang.

The project involved the renovation of a slum area, which over the years has experienced a 100 -150% increase in land value due to surrounding development. The average income of residents ranges from Rp 400 - 800 000 per month with flats either having been purchased outright (Rp 40-45 million) or on credit of (Rp 30 000 – 60 000 per month).

Although originally a slum renovation project, observations drawn from the survey suggest that the area has to a large extent become gentrified. For example, Corinthian columns supporting added porch verandas have been added to a number of the buildings. In addition most residents had incomes of more than Rp 1 million per month and many possessed their own vehicles. Explanations for this occurrence have not been clarified but suggestions that many low-income residents may have either sold on their flats to obtain large profits are not unreasonable.

Some Conclusions

Although only 20% of the original residents in Kebon Kacang Flats continue to live in their original flats, survey results from the other two complexes indicate that the majority of residents continue to live in their original flats. In Tanah Abang flats for instance, most of those interviewed indicate that a large majority of residents had lived in their flats from 1981 to 1996. However, it must also be noted that since most residents in Tanah Abang seem to own a car and earn an income of Rp1 million per month, it is highly likely that few of the complex's original low-income families remain in this scheme. Residents in Rusun Susun who appear to be generally worse off than families in the other two complexes, however, seem to have stayed. Whether this was because residents could not find or afford to buy other flats in the area remains unclear.

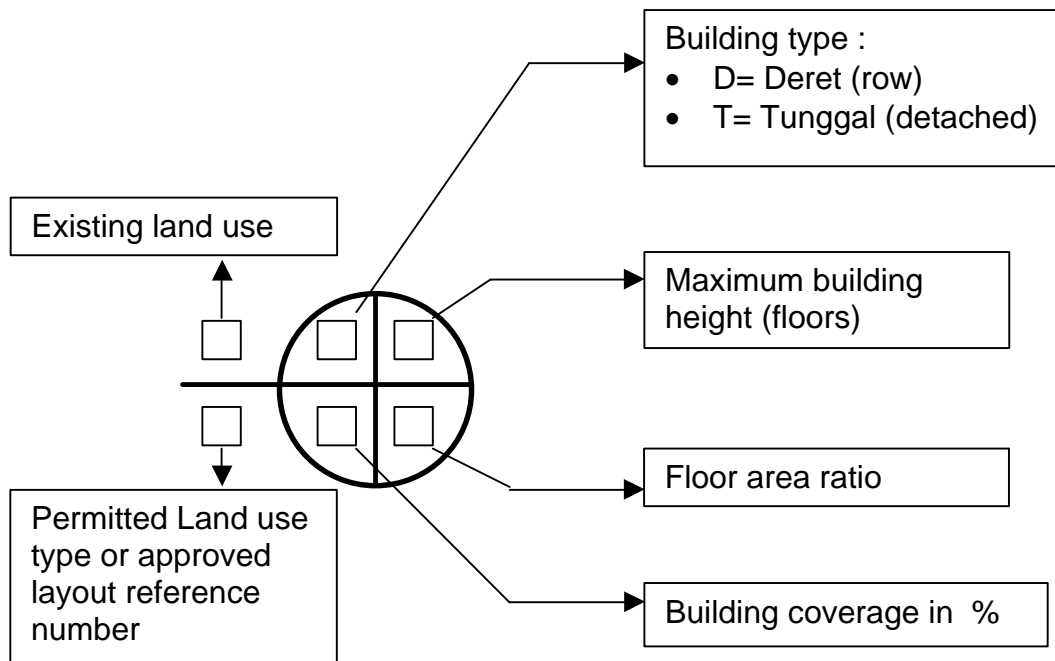
With this in mind it is difficult at this stage to measure the degree to which each of the projects has managed to incorporate low-income housing with commercial development.

Appendix B

- 1. Statutory planning diagram and code as used for development control on 1:1000 mapping***
- 2. Land Use Code Abbreviation***

1. Statutory planning diagram and code as used for development control on 1:1000 mapping

The following diagram is used on each street block covered by the Statutory Urban Planning Map (Dinas Tata Kota) to show the permitted limits of development in that block.



2. Land Use Code Abbreviation

Code	Use Indonesian	Use English
	Wisma dengan fasilitasnya	<i>House with its facilities</i>
Wsk	Wisma sangat kecil	Very small house
Wkc	Wisma kecil	Small house
Wsd	Wisma sedang	Medium house
Wbs	Wisma besar	Large house
Wsn	Wisma susun	Multi-storeys house
Wfl	Wisma flat	Flat house
	Wisma taman dengan fasilitasnya	<i>House with garden and its facilities</i>
Wtm	Wisma taman	Garden house
Wst	Wisma susun taman	Garden multi-storey house
	Wisma dan Bangunan Umum dengan fasilitasnya	<i>House and Public building with its facilities</i>
Wdg	Wisma Dagang	Shop house
Wkt	Wisma Kantor	Office house
	Karya pemerintahan dengan fasilitasnya	<i>Government office and its facilities</i>
Kpm	Karya Pemerintahan	Government office
Kpa	Karya Pemerintahan Asing	Foreign government office
	Karya bangunan umum dengan fasilitasnya	<i>Public office and its facilities</i>
Kkt	Karya kantor /jasa	Services office
Kpd	Karya perdagangan	Commercial office
	Karya umum taman dengan fasilitasnya	<i>Public office with garden and its facilities</i>
Kut	Karya umum taman	Public office with garden
Kpt	Karya perdagangan taman	Commercial office with garden
	Karya industri/ pergudangan dengan fasilitasnya	<i>Industrial/ warehouse and its facilities</i>
Kin	Karya industri	Industrial office
Kpg	Karya pergudangan	Warehouse office
	Suka fasilitas umum dengan fasilitasnya	<i>Public leisure/complementary facilities and its facilities</i>
Spd	Suka pendidikan	Educational facilities
Ssk	Suka sosial kesehatan	Health social facilities
Ssi	Suka sosial ibadah	Religious social facilities
Spu	Suka pelayanan umum	Public service facilities
Ssb	Suka sosial budaya	Cultural social facilities
Sro	Suka rekreasi dan olahraga	Sport and recreational facilities
Spk	Suka fasilitas parkir	Parking facilities
Stn	Suka fasilitas terminal	Public transport terminal facilities

Code	Use Indonesian	Use English
	Penyempurna hijau binaan dengan fasilitasnya	Additional/ complementary green built environment with its facilities
Phu	Penyempurna hijau umum	General/ public green area
Pht	Penyempurna hijau taman	Green garden area
Phm	Penyempurna hijau makam	Cemetery green area
Phr	Penyempurna hijau rekreasi & olah raga	Sport and recreation green area
Php	Penyempurna hijau preservasi	Green preservation area
	Penyempurna Hijau Lindung dan fasilitasnya	Additional/ Complementary Nature Conservation and its facilities
Phl	Penyempurna hijau lindung	Nature conservation
	Sistem jejaring prasarana dengan fasilitasnya	Infrastructure network system and its facilities
Mjl	Marga Jalan darat; diatas permukaan tanah, dibawah permukaan tanah, dan simpang susun, dan layang	Road Infrastructure; on the ground, under the ground and intersection/ flyover
Mka	Marga rel kereta api; diatas permukaan tanah, dibawah permukaan tanah dan layang	Railway line infrastructure; on the ground, under the ground and flyover
Mut	Marga utilitas; jaringan listrik, gas, bahan cair; jaringan telekomunikasi, jaringan air minum, jaringan air limbah/ sanitasi dan lokasi pembuangan sampah	Utility infrastructure; electricity, gas, liquid system; telecommunication system, drink water system, water system and waste disposal system
Mdt	Marga drainage dan tata air	Drainage and water system infrastructure
Msb	Marga penyeberangan	Crossing bridge facilities

Appendix C

Proposed Study Sites

Kemayoran
Manggarai
Pademangan
Sunda Kelapa
Jatinegara
Karet Tengsin

Kemayoran Area

Kemayoran is located in North East central Jakarta (Map 3.2 – page 3-11). Originally an airport, the 454 ha. site has been developed into a new mixed-use central business district (CBD) through a partnership scheme co-ordinated by The Bandar Kemayoran Redevelopment Authority. A low-income housing project involving a partnership between the local authority and National Housing and Urban Development Corporation (NHUDC) or Perumnas has been developed as part of this City within a City project. A 30 ha. area able to accommodate 4902 households has been set aside for the relocation of existing households in the area. The development has been designed to operate as a mixed-use neighbourhood where high-income development is used to cross subsidise low-income housing.

The presence of a number of other prestigious projects in the area including the Exhibition and Commerce Centre and a plan to build Menara Jakarta, the tallest tower in Indonesia could mean that Kemayoran may well play an important economic role in Jakarta's future development.

Although the site has been largely developed there are a few areas near by that might be suitable as potential study sites. In particular, a triangle of land at the southern end of the area was examined. A small informal settlement on the site was apparently well organised. A young professionally trained family man acting as spokesperson for the community was consulted and showed us around the site. Commercial development along the Kemayoran Gempol frontage seemed a possibility. Land ownership was in the hands of the Redevelopment Authority which was at the time under investigation. Models and plans on view at the Authority offices showed complete high rise development of the site. Any hope of getting the existing residents incorporated into any development scheme seemed remote. After discussion with the Local Government it was decided to proceed no further.

Manggarai

Manggarai Station area is located in South Jakarta (Map 3.2 – page 3-11). The station was built during the Dutch colonial period and owned by a government railway transportation company (PJKA). The area accommodates a variety of income groups but mainly consist of PJKA staff housing and low-income legal settlements situated on railway land that used to be a swamp. Kampung Kebon, Pisang and Kebon Sayur, three inner city Kampung Improvement Programmes (KIP) are located close by. According to a World Bank study, the large railway station and adjoining workshops provide employment opportunities for many residents living in the area.

During the 1980's property boom, a consortium was established to develop an integrated urban redevelopment programmed for the area. However, lack of funding and opposition from a local NGO stopped any progress on the programme.

Today, with the present stagnation of the private property market the very same NGO could be used as a catalyst to kick-start the development scheme in such a way that encourages community participation. Furthermore, Ciliwung River located east of the possible site area has potential for a river-

side development along its banks and could also be incorporated as a potential study site area.

However, the presence of recent street fighting amongst community in the area and an actual outbreak on our first site visit prevented our getting on to the site. Manggarai –was dropped from the study as a result of social problems in the area that would make research difficult to conduct.

Sunda Kelapa Area

Sunda Kelapa, the old port of Jakarta city, was built during the Dutch colonial period and is situated in West Jakarta (Map 3.2 – page 3-11). The presence of Dutch colonial buildings and historical sites like Kampung Luar Batang, the Bahari Maritime Museum, the old fish market Pasar Ikan and Jl. Kali Besar close by means that the area has significant tourism potential.

Furthermore, the presence of a large international hotel chain, Omni Batavia and a pedestrian project running along the quayside of Kali Krukut river is also expected to contribute to the area's commercial regeneration. However, the presence and domination of ethnic Chinese communities in the informal sector has built up anti-Chinese sentiment in recent times which has resulted in the destruction of historical buildings in the area.

An abundant amount of research has already been conducted in the area and it benefits from having a highly commercial development plan. Meeting with Local government officers about the site's suitability have been fully supported. It was felt that any further research work in this area could be counter-productive to the work already carried out with the existing community.

Pademangan, North Jakarta.

Pademangan which forms part of the North Coast redevelopment strategy is adjacent to a large recreational development known as Ancol on Jakarta's North Coast (Map 3.2 – page 3-11). However good this may look on the map, in fact the potential site is separated from the popular Ancol development by an east/west barrier of transport infrastructure. This consists of the elevated toll road over the Kali Ancol River, the main industrial/port trunk route R.E.Martadinata and the rail line alongside the south side of and parallel to the trunk route. This precludes any commercial development that might otherwise benefit from being built along the northern frontage facing the Ancol recreational area. The area is zoned for commercial use as an eastern expansion of the Mangga Dua development. However, the opening up of the area to commercial development has been set back to some degree by a large commercial area that has developed along Jl Gunung Sahari and is owned by the Indonesian Navy. However, work has been stopped on this project since the recent recession. It was concluded that any commercial development in the area was probably a long way off and a detailed site visit was cancelled due to lack of immediate potentials for the site study.

Jatinegara, East Jakarta

Jatinegara in East Jakarta (Map 3.2 – page 3-11), is an important transport node. The train station services inter city connections to Southern and Western parts of Java. The area is also dominated by a commercial market

which serves East and South Jakarta. A large hotel and mall have also been built in the area along the main road.

Low-income housing is concentrated along the Ciliwung River to the west of Jatinegara. This high-density housing area is physically separated from the commercial area and cut off from it by a part of the massive one way ring road traffic scheme on the main roads surrounding the commercial centre.

Although the area is commercially active, the study group were unsure firstly, whether there were enough low-income households living within the area, and secondly, how the low-income residents outside the one way ring road could be beneficially and physically brought into any redevelopment scheme, to warrant it being chosen as a study site.

Karet Tengsin

Kelurahan Karet Tengsin, Kecamatan Tanah Abang is located in Central Jakarta. The eastern boundary of the area has developed rapidly. Major commercial investment in high rise office and hotel tower blocks has taken place along the major road Jend Sudirman. This is the logical extension south of Kali Malang River to the main commercial spine leading from the National Monument at the heart of Jakarta. In recent decades this development up to and around the Semanggi Bridge intersection with the Inner Ring Road and the new CBD has become known as the 'golden triangle' one of the major commercial property developments in the East. The area developed rapidly after the construction of Jl. KH Mas Mansyur that runs north south splitting the area into two. This opened up the land immediately behind along Karet Tengsin's northern boundary. According to a Governor decree¹, the area is intended for high-density development especially along the main highway corridor, Jl. Sudirman. (Map 3.2 – page 3-11).

Most of the land to the south has been bought up by large developers (i.e. the Brasali Group, Darmala group) and office towers and apartments are in the process of being built. To the north of Karet Tengsin alongside the Kali Krukut river low cost walk up apartments have been built by NHUDC. The area has mixed social strata though it is still largely occupied by low-income households.

Under current economic conditions a lot of development in the area has come to a stand still leaving large areas of land unused. The existing situation provides an opportunity for the development of an integrated urban development strategym, which promotes the introduction of mixed-use development. During the survey a 7ha site in Karet Tengsin was identified as a potential survey site for the urban design and development exercise.

¹ Governor Decree no 25/90 – SP3L or Land use permits have been given to 6 developers to acquire and develop high-density development in Karet Tengsin.

Appendix D

Sample Household Interview Survey

Tables 1 - 17

Sample household interview survey

Karet Tengsin Jakarta

Field Survey – Dec 1998

Totals do not always = 100% due to rounding

All persons

Age and Sex Structure

Karet Tengsin: Age Groups %:

Table 1

Years	0 - 4	5 – 11	12 - 18	19 - 50	51+	Total
Male	8.9	8.3	11.6	58.5	12.8	100.1
Female	6.7	7.4	18.8	56.8	10.2	99.9
Total	7.9	7.9	15.0	57.7	11.6	100.1

Years	0 - 4	5 – 11	12 - 18	19 - 50	51+	Total
Male	59.7	55.6	40.9	53.6	58.5	52.9
Female	40.3	44.4	59.1	46.4	41.5	47.1
Total	100.0	100.0	100.0	100.0	100.0	100.0

Male to Female ratio 148:100 125:100 69:100 116:100 141:100 112:100

Main points

- Overall the population is slightly male dominated throughout the age groups with one exception.
- Females are overwhelmingly dominant in the 12-18 age group and there is no apparent explanation for this at the present time.
- The proportion of the total population at only sixteen percent in the under twelve years old age groups is comparatively low.
- The working age group (19-50) accounts for almost three fifths of the total population.
- More than one in ten of the population is aged over fifty years.
- The population structure indicates one that is working, established and stable.

Household Composition

Karet Tengsin: Type of Household: Sample Number and %: **Table 2**

Household Composition: Household head plus	Household Head				Total	
	Male		Female			
	Number	%	Number	%	Number	%
No others	-	-	-	-	-	-
Wife only	10	6.0	*	*	10	5.6
Wife and own children only	91	54.5	*	*	91	50.8
Wife, own children and other relatives	33	19.8	*	*	33	18.4
Wife and other relatives only	10	6.0	*	*	10	5.6
Own children only	1	0.6	4	28.6	5	2.8
Own children and other relatives only	5	3.0	5	35.7	10	5.6
Other relatives only	4	2.4	2	14.3	6	3.4
Wife, own children and strangers	7	4.2	*	*	7	3.9
Strangers only	2	1.2	1	7.1	3	1.7
Own children and strangers only	-	-	2	14.3	2	1.1
Wife, own children, other relatives and strangers only	2	1.2	-	-	2	1.2
Total	165	99.9	14	100.0	179+	100.1
Male to female household heads		92.2		7.8		100.0

+ one household unclassifiable

Main Points

- Over half the households consist of the basic family unit of husband, wife and own children only.
- A further quarter is made up of the basic unit with family relatives only.
- Four out of five households consist of family related persons only.
- One in twelve households have a female household head.
- Four out of five of the female-headed households consist of family related persons only.
- Family households with a non-family related person in them are a small proportion of the total – only six percent.
- Two of these consisted of one stranger in each only working as a servant.
- The other households with strangers were those where there was a business of having lodgers or housing workers associated with the family business.
- Households made up of strangers only are even less significant in numbers, although, judging from those that came into the sample, they could account for many people since they were individually large and made up of workers 'living over the shop'.
- The predominance of family households and the presence of some large households with many strangers indicate that an established pattern has developed of accommodation suited to the area.
- No single person households were recorded in the sample.

**Karet Tengsin: Relationship to Household Head:
 Sample Number and %**

Table 3

	Sample Number	Percentage
Household head	180	19.5
Wife	154	16.7
Own children	408	44.2
Family relation	120	13.0
Village relation	2	0.2
None	59	6.4
Total	923	100.0

Main Points

- Between two fifths and half the people living in Karet Tensing were classed as children of the household head and accounted for the single largest group of relatives.
- This is accounted for by the fact that many of the children are adult and living with their parents. Many are married with their wife or husband living with them in the parents' household.
- Only one in fifteen people are unrelated to the household head.

Household Size

Karet Tengsin: Size of Household: Sample Number and %: **Table 4**

Number of persons in household	Households		Persons	
	Number	%	Number	%
One	-	-	-	-
Two	14	7.8	28	3.0
Three	32	17.8	96	10.4
Four	37	20.6	148	16.0
Five	37	20.6	185	20.0
Six	22	12.2	132	14.3
Seven	14	7.8	98	10.6
Eight	8	4.4	64	6.9
Nine	5	2.8	45	4.9
Ten	4	2.2	40	4.3
Eleven	2	1.1	22	2.4
Twelve +	5	2.8	65	7.0
Total	180	100.1	923	99.8

Main Points

- Seven out of ten households were of three to six persons only and three fifths of the population was living in such households.
- There were no one person households.
- Two person households were rare – only one in twelve and accounting for only three percent of the total population.
- Households of more than seven persons were significant and reflect the relatively large physical size of many houses built in Karet Tengsin.
- Over one fifth of the households were of this larger size and well over one third of the population was living in them.
- The largest household consisted of sixteen persons – all male and unrelated to the household head working in the garment trade and living over the workshop.

Work location and travel to work
Karet Tengsin: Work location, travel cost and time:
% of those in employment:

Table 5

	%	Notes
LOCATION		
house	26.8	Total persons in sample included in location, means and time analysis = 400. Students, retired, unemployed, unknown and 'house activity' not included.
Karet Tengsin	12.0	
Jakarta core	35.8	
sub centre	18.8	
fringe	4.3	
outside Jakarta	2.5	
MEANS		
Public transport	35.0	* 29 household heads owned a 'motor'
Own	15.5*	
Walk	22.8	
Other	2.8	
NA	24.0	
COST per day		
> Rp. 1000	27.2	Total persons in sample giving a cost = 202 i.e. public transport and own
Rp. 1000-2000	30.2	
Rp. 2000-4000	27.7	
Rp. 4000-8000	13.9	
< Rp. 8000	1.0	
TIME TRAVELLING		
Up to 15 mins incl 'home'	39.5	
16 – 45 mins	28.5	
46 - 90 mins	18.8	
91 –120 mins	8.5	
Over 2 hours	4.8	
% of total population	400 = 43.3	202 = 21.9

Main Points

- Broadly this table analyses the journey to work patterns of those who are economically active.
- Over one quarter worked from home and a further third worked either in Karet Tengsin or nearby JL Sudirman sub centre or Benhill on the west side of the river.
- This local pattern of working is reflected in the fact that almost half the working people did not have to travel to work or walked.
- Two fifths spent less than 15 minutes each day travelling to work.
- Over one third worked in the Jakarta central area north of the Kali Malang.

- One third spent more than 45 minutes travelling to work and one third used public transport.
- One in six used their own transport which reflects the proportion of households having a 'motor. (see table 10)

Employment and Skills

Karet Tengsin: Type of Work Activity: Sample Number and %: **Table 6**

	Sample number	<i>percentage</i>
Full time formal	153	30.6
Full time informal	178	35.6
Part time	69	13.8
Unemployed	100	20.0
Total	500	100.0
% of total population	923	54.2

Karet Tengsin: Employment Type: Sample Number and %: **Table 7**

	Sample number	<i>percentage</i>
Public sector	17	3.4
Private company	123	24.7
Formal self-employed	4	24.7
Informal self-employed	135	27.1
Labour	141	28.3
Unemployed	78	15.7
Total	498	99.9

Main Points

- Two in three workers are in full time employment with slightly less than half of them in the formal sector.
- One in five workers are unemployed which together with part time workers account for over a third of all workers.
- There is some confusion between tables 6 & 7 where those working for official or private companies (table 7: 28.1%) do not equal those in formal full time formal employment (table 6: 30.6%). This could be partly accounted for by part time workers in official or company employment.
- The number classed as 'unemployed' differs between tables 6 & 7 and can only be accounted for by the difficulty of classifying in a transitional economy in recession. Those such as educated wives or unmarried daughters who would not normally be regarded as part of the workforce in answering employment type but who stated they were looking for work in type of work activity.

Karet Tengsin: System of payment: Sample Number and %: **Table 8**

	Sample number	<i>percentage</i>
Monthly	183	45.8
Weekly	28	7.0
Daily	125	31.2
Casual	53	13.2
In kind	11	2.8
Total	400	100.0

Main Points

- Almost half of the economically active workers are paid monthly.
- Nearly one third are paid on a daily basis.
- One in six are paid 'in kind' or on a 'casual' basis and this is likely to be a reflection of those who declared they were in part time work (see table 7).

Karet Tengsin: Average amount of payment per month: Sample Number and % **Table 9**

	Sample number	<i>percentage</i>
< Rp. 200	159	39.8
Rp. 250 – 400	174	43.5
Rp. 450 – 700	59	14.8
variety	8	2.0
Total	400	100.0

Main Points

- Data on income is notoriously unreliable with wide variations in both over and under statement.
- Two in five workers put their monthly payment well in to the definition of poverty at less than \$1 per day (1US\$ = Rp 8,700).
- The following table on possession of large consumer items probably gives a better understanding of income levels although what is seen in the houses now could well be a reflection of what was being earned in better times and not what is coming into the household now.
- Of those households with no observable large consumer items, nine out of ten of the household heads declared an income of less than Rp 400000 per month or gave no answer or received payment 'in kind'.
- The difficulty of analysing household income is exemplified by looking at these households in more detail. Many of the households had more than one earner and one in ten of these were in the two top income groups.

Large Consumer Goods Observed in Households

Karet Tengsin: Household heads: Consumer Goods: Sample Number and %:

Table 10

Consumer Goods Observed	Households	
	Number	%
TV only	32	17.8
TV + fridge	9	5.0
TV + fridge + other	17	9.4
TV + fridge + motor or tel	25	13.9
TV + fridge + video + other	3	1.7
TV + other only	14	7.8
TV + four or more other	7	3.9
TV + radio only	15	8.3
TV + all other, no fridge	18	10.0
Fridge only	1	0.6
Radio only	3	1.7
Radio + motor only	1	0.6
None of the above	35	19.4
Total	180	100.1
Total with TV	139	77.2
Total with motor	29	16.1
Total with telephone	21	11.7

Main Points

- Four out of five households were seen to have major consumer goods in their rooms.
- TV was the most commonly seen major consumer item - only five households with major consumer items did not have a TV.
- After TV a fridge was the most popular item.
- Over one in ten households had a telephone and it was these households that also had the widest range of other consumer items.
- One in six households were recorded as having a 'motor' but the distinction between a two or four wheeled vehicle was not made clear enough to distinguish.
- Well over one third of households had a substantial investment in more than three major consumer items.
- This pattern indicates not only the comparative wealth of many of the households but also the economically mixed nature of the community.

Household Heads Only

**Karet Tengsin: Household Heads: Ethnic Group:
Sample Number and %**

Table 11

	Sample number	Percentage
Javanese	113	62.8
Sudanese	19	10.6
Betawinese	25	13.9
Sumateranese	17	9.4
Nusa tenggara	3	1.7
Mixed	3	1.7
Total	180	100.0

Main Points

- The Betawinese are the original indigenees of the Jakarta area and one in seven household heads is of this group.
- The Javanese are the predominant tribal group accounting for over three in five household heads.
- Almost one quarter of household heads belong to other tribal groups or mixed parentage.
- Karet Tengsin is an ethnically mixed area and judging from observation during the interview surveys there is also much mixture of religious groups.

**Karet Tengsin: Household Heads: Tenure Type:
Sample Number and %**

Table 12

	Sample number	Percentage
Own	109	60.6
Rented	42	23.3
Kind	27	15.0
Other	2	1.1
Total	180	100.0

Main Points

- Three out of five Household heads own their accommodation.
- Almost one quarter is living in rented accommodation.
- One in six have their accommodation 'in kind'.

**Karet Tengsin: Household Heads: Cost if Rented:
Sample Number and %**

Table 13

	Sample number	Percentage
< Rp. 10000	5	11.9
Rp. 10000-20000	19	45.2
Rp. 20000-30000	5	11.9
Rp. 30000-40000	9	21.4
Rp. 40000-50000	3	7.1
> Rp. 50000	1	2.4
Total	42	100.0

Main Points

- Of the one in six household heads renting accommodation well over half pay less than Rp 20000 per week.
- Less than one in ten of those renting pay more than Rp 40000 per week.
- Well over half the households paying rent were in the two lowest income brackets of less than Rp 400000 per month.
- No households were recorded earning more than Rp 700000 and renting their accommodation.
- Well over half the households renting accommodation had been resident in Karet Tengsin for five years or less.
- Although the sample numbers are small it would seem that those resident in Karet Tengsin for many years and paying rent were paying historically low rents when compared with newcomers.

**Karet Tengsin: Household Heads: How long resident:
Sample Number and %**

Table 14

Years	Sample number	Percentage
> 1	12	6.7
1 – 5	26	14.4
5 – 10	18	10.0
10 – 20	41	22.8
> 20	83	46.1
Total	180	100.0

Main Points

- Four out of five household heads have been living in Karet Tengsin for over five years.
- Almost half have been there for over twenty years.

- Only seven percent have come in the last year.
- Karet Tengsin is a long established community.

**Karet Tengsin: Household Heads: Would you like to ..?:
Sample Number and %**

Table 15

Intention	Sample number	Percentage
On site	27	15.0
Nearby	12	6.7
Jakarta outskirts	37	20.6
Out of Jakarta	9	5.0
Stay in this location as before	56	31.1
Government decision	10	5.6
Changed by the money	29	16.1
Total	180	100.0

Main Points

- This is a difficult question to interpret since there are so many factors of 'it depends' on this or that.
- However, there seemed to be a clear intention by more than half the household heads to remain in the locality if they could.
- One in six household heads said their decision whether to move could be affected by the 'money', and a further six percent said it was up to government to decide. If these household heads are also considered as basically wanting to stay where they are, then the proportion wanting to stay could be as high as three quarters of the household heads.
- This supposition ties in clearly with the one quarter who made an opposite and definite statement that they would like to move either to Jakarta outskirts or out of Jakarta altogether.

Karet Tengsin: Household Heads: How long resident by tenure: Table 16
%:

Years	Tenure				
	Own	Rented	Kind	Other	Total
< 1	25.0	58.3	16.7	-	100.0
1 – 5	19.2	61.5	19.2	-	100.0
5 – 10	72.2	16.7	11.1	-	100.0
10 – 20	58.5	22.0	17.1	2.4	100.0
> 20	77.1	8.4	13.3	1.2	100.0
Total	60.6	23.3	15.0	1.1	100.0

Years	Tenure				
	Own	Rented	Kind	Other	Total
< 1	2.8	16.7	7.4	-	6.7
1 – 5	4.6	38.1	18.5	-	14.4
5 – 10	11.9	7.1	7.4	-	10.0
10 – 20	22.0	21.4	25.9	50.0	22.8
> 20	58.7	16.7	40.7	50.0	46.1
Total	100.0	100.0	100.0	100.0	100.0

Main Points

- The less time households have been resident in Karet Tengsin the more likely they are to rent their accommodation.
- The reverse is also true - the longer resident, the less likely the household will be a tenant.
- More than nine out of ten owner-occupiers had been resident for more than five years.
- Three out of four households resident for less than a year are in 'rented' or 'in kind' accommodation.
- Almost two out of five households in rented accommodation have been resident for 10 or more years. From the phrasing of the question it is likely these households are still in their original accommodation.

Karet Tengsin: Household Heads: Intentions by tenure: %: **Table 17**

Would you like to..?	Tenure				Total
	Own	Rented	Kind	Other	
On site	59.3	29.6	7.4	3.7	100.0
Nearby	58.3	16.7	16.7	8.3	100.0
Jakarta outskirts	56.8	24.3	18.9	-	100.0
Out of Jakarta	66.7	22.2	11.1	-	100.0
Stay as before	55.4	21.4	23.2	-	100.0
Government	40.0	60.0	-	-	100.0
Money talks	82.8	10.3	6.9	-	100.0
Total	100.0	100.0	100.0	100.0	100.0

Would you like to..?	Tenure				Total
	Own	Rented	Kind	Other	
On site	14.7	19.0	7.4	50.0	15.0
Nearby	6.4	4.8	7.4	50.0	6.7
Jakarta outskirts	19.3	21.4	25.9	-	20.6
Out of Jakarta	5.5	4.8	3.7	-	5.0
Stay as before	28.4	28.6	48.1	-	31.1
Government	3.7	14.3	-	-	5.6
Money talks	22.0	7.1	7.4	-	16.1
Total	100.0	100.0	100.0	100.0	100.0

Main Points

- 'Intentions' are not easy to analyse with any degree of certainty. However, certain factors do seem to be strongly expressed.
- One in four owner-occupiers wanted to move outside Jakarta or to its outskirts.
- A further quarter would take a government decision or be persuaded to move if the money offered was enough for their future needs.
- Half the owner-occupiers wished to stay with a few of these saying that if they had to move they would want to be 'nearby' Karet Tengsin.
- Those in rented accommodation expressed a similar pattern of preferences to the owner-occupiers but with even more of a preference to stay in Karet Tengsin.
- Although sample numbers are relatively small (29 households), three out of five owner-occupiers who preferred to move out of Jakarta or to its outskirts were in the over fifty years old age group and almost all were in professional or semi-professional activities.

Appendix E

Transcripts of Karet Tengsin video interviews

tape 1

tape 2

Glossary Place Names and local terms

Timed identification of Karet Tengsin video interviews tape 1

(Times in bold indicate verbatim English translation on following pages)

- 0:00:00 Community of Karet Tengsin in the survey area at Kelurahan (Borough) Karet Tengsin meeting room, on 19 May 1999 – Focus Group Discussion. This discussion is summarised in 'FGD Report – in English.doc'.
- 1:31:08** Karet Tengsin flats tenants - interview.
Man in white and blue stripe shirt - Ward head and a motorbike taxi driver.
Woman in brown dress– Siti - the flat tenants' communities' head.
- 1:38:37 View of the corridor, stairs and common/sitting room in the flat.
- 1:39:34 Survey in the East part of the flat, showing local business, such as the making of 'tempe' (food made from Soya bean).
- 1:40:50 View of communal water pump.
- 1:41:15** Woman in green dress - housewife – interview.
- 1:42:08** Woman in red dress – housewife, who is washing clothes- interview .
- 1:42:44 View of situation along the alley with its activities.
- 1:43:08 View of dilapidated area as a part of land acquired by developer in the east part of research area.
- 1:43:40 View of drain which has been blocked in the middle of the research area.
- 1:43:54 The view of 'landmark' the BNI City, from the research area.
- 1:44:08 View of a watch-post, used as neighbourhood watch assigned based on rotation among community member.
- 1:45:10 View of blocked drain/ditch in the middle of research area.
- 1:45:22 View of outdoor kitchen.
- 1:45:35 View of buildings under a bad quality and dilapidated condition.
- 1:45:36 View of rooms inside one of community's house.
- 1:47:00 View of alley condition with stairs and semi-private area of the house.
- 1:47:30** Women sitting in alley – group discussion.
Woman in purple dress – housewife.
woman in coloured dress who is sitting on a bench - housewife.
Woman in orange and blue stripes dress who is holding drink in plastic – housewife.
Woman in brown dress – housewife.
- 1:50:38 View of the Karet Tengsin flat from the South.
- 1:50:40** Women sitting in alley – group discussion.
Woman in orange and blue stripes dress who is holding drink in plastic- housewife.
Woman in brown dress– housewife.
Woman with white t- shirt who is holding her child – housewife.
- 1:53:28 View of drying area in houses and alley.
- 1:53:50 People use food stalls as a communal space for watching TV.
- 1:55:01 View of the communal toilet.
- 1:55:18 View of the 'landmark', BNI City, from Jl. Karet Tengsin.
- 1:55:30 Clothes-making industry.
- 1:55:45 View of blocked drain by garbage.
- 1:56:00 Plantation along the narrow street.
- 1:56:40 Drainage/gutter littered with garbage.
- 1:57:20 Clothes-making industry.
- 1:58:15 Food stall.
- 1:58:45** Men in scavenger's workshop - interview.
Man in dark blue shirt- clothes making labourer.
Man without shirt- clothes-making labourer.
- 2:01:00 View of 'Batavia city office' as one of the landmark, printing industry and credit banking office.

- 2:02:00 View of vacant land as acquired by developer.
2:02:16 Batavia apartment, as one of the landmark from the bridge in the west part of research area, small shops and peddlers selling vegetables.
2:03:20 Retaining wall along Krukut river, a part of IUIDP project.
2:03:45 Cart selling 'fish-ball noodle' food.
2:04:00 Woman in light blue dress - food stalls owner who is packaging sugar in plastic - interview.
2:06:30 People live in the area next to the Karet Tengsin flat along the river -group discussion.
Man in red-brown shirt.
Woman in light brown shirt - the wife of the man in red-brown shirt. Man in blue t- shirt – Sukiman – a retiree.
2:17:48 View of communal toilet in the neighbourhood.
2:18:17 Man without shirt - construction worker, standing near food stall by the river- interview.
2:22:28 View of Krukut river condition, with communal toilet built next to the river.
2:22:01 Women sitting in front of food stall - group discussion.
Woman in blue dress - 'warung'/ food stall owner.
Woman in brown dress – housewife who is sitting.
2:28:01 View of neighbourhood and its activities.
2:28:45 View of neighbourhood activities, e.g. children having a shower by the alley, drying area, television antenna; and a view of a 'landmark', namely Batavia apartment in the South of the neighbourhood.
2:29:28 View of Kempinsky Hotel in the East of study area, from football field.
2:29:48 Woman in brown and white shirt- housewife who is sitting with her children – interview.
2:31:44 View of cemetery area in south part of the study area.
2:32:30 View of small-scale agriculture on vacant land, acquired by developer.
2:32:35 Hand made chair, using recycle of rubber tyres.
2:33:12 Woman in red dress – housewife- interview.
2:33:35 View of vacant/ derelict area, acquired by developer who owns development permit for high rise development in the east part of study area.
2:35:11 Man in black and brown shirt– Rudi, land agent works for Jaya Land developer in acquiring the land, in his office used as political party activities - interview.
2:59:16 The end of the video 1.

Summary of Karet Tengsin Interviews Tape 1

NOTE:

Interviewers:

Mangisi Irene(Ichi), lecturer at Institute of Technology Bandung.

Akbar Trilo, Graduate of Town Planning at Institute of Technology Bandung.

Cameraman:

Dovi Horas Hutapea, student at Industrial and Management Industry, Institute of Technology National, Bandung.

Exchange rate in May 1999:

1 US\$ = Rp. 8,700.- (Rupiah).

1 £ = Rp. 13,000.- (Rupiah).

1:31:08 Karet Tengsin flat tenants.

Man in white and blue stripe shirt - Ward head and a motorbike taxi driver.

Woman in brown dress– Siti - the flat tenants' community head.

The idea of low income flat is for low income community and unemployed people. I work as a motorbike taxi driver. (man in white and blue stripe shirt)

Are the service charges payment up to Rp. 200.000,-?

At the moment, It is not that high. It is less that cost. It is because the community has asked to delay the full service charge. But the charge will up to Rp. 200.000,- which includes water, electricity and other basic infrastructure. (man in white and blue stripe shirt)

Are you grateful with this flat?

Yes. It is because we have fought for this flat allocation. As the ward head, I proposed the allocation of flat gives priority to the low-income people. (man in white and blue stripe shirt)

Do you have any problem living in the flat so far?

The size unit is too small. It is better if the unit size is 4mx7m. Our unit is only 3mx6m, where guest room and bedroom joins. (man in white and blue stripe shirt)

What do you think about communal kitchen? Isn't it more convenient for you to avoid smell in the house?

Well..it is not practical because each household has different kind of food for cooking. (man in white and blue stripe shirt)

For example of flat in Bandung, they use different stove to avoid different food. But the communal facility is not included toilet.

Regarding the smell, we should adapt with the small size and crowded situation. We use fragrant spray to overcome smell. (man in white and blue stripe shirt)

Thank you very much for the interview.

Don't you want a drink first before going...?(man in white and blue stripe shirt)

(View of the east part of Karet Tengsin flat, taken from the flat)

Is this flat built on land filled?

Yes, the area is land filled before flat construction. (man in white and blue stripe shirt)

Has flood occurred in this area?

The lower area outside the flat is still flooding during raining season, but not routine, especially after the construction of retaining wall along the river.

In present condition, people generally accept living in the flat. However, if there is a plan to build another flat, it should be larger unit. We need units, which accommodate more family member, such as to accommodate family who is visiting our place. We are concerned with the family relation in this place. We understand that government tends to reduce budget by building multi-storey flat rather that detached houses. In this

complex there are 40 units in block A and 40 units in block B. So the total is 80 units. However we need bigger space per unit. (man in white and blue stripe shirt)
At least we need the unit size of 36 sq.m. So far we only have units of 18sq.m. and 21sq.m. (woman in brown dress)
This flat should provide space for income generation, e.g. market. We need to have market in the ground floor of our flat. About 80% of people living in this flat work at the nearby market. So the market needs to be redeveloped. (man in white and blue stripe shirt)

1:41:15 Woman in green dress - housewife.

How do you find staying in this area?

Well, It is OK for me to stay here.

Have you visited the flat? Would you prefer staying in the flat?

I prefer living in the flat.

So.. you want to if you have the chance...

1:42:08 Woman in red dress washing clothes – housewife.

Where are you going?

We are just walking around the block. Do you like staying here?

Yes..I like it very much.

If there is a new flat development, do you want to move there?

I have already had one there.

Who stay there now?

I sub-let it with someone else, because it is too small.

Would you move in to the flat¹ if you are asked by the local government?

It is OK to move there. Is this a sign for moving?

No, it is just a research by ITB.

1:47:30 Women sitting in alley – group discussion.

Woman in purple dress – housewife.

Woman in coloured dress who is sitting on a bench - housewife.

Woman in orange and blue stripes dress who is holding drink in plastic – housewife.

Woman in brown dress – housewife.

If you have flat allocation, will you move there?

We would rather rent it. (woman in purple dress)

We will have allocation in the flat if only we have house here. (woman in coloured dress)

If it is a rented flat, will you move in?

As long as not expensive, we will move in. (woman in coloured dress)

We do not have regular monthly income. In general our income is less than Rp. 150.000/ month. (woman in orange and blue stripes dress)

Our income is not the same each month or week. (woman in brown dress)

We will rent the flat if it is cheap. (woman in purple dress)

I originally come from this place and own a house. (woman in brown dress)

¹ Throughout these discussions the term ‘the flat’ refers to the four-storey type of Local Government built and managed blocks of flats similar to those built on the outer part of Karet Tengsin flat.

We cannot afford paying the rent, which based monthly. (woman in orange and blue stripes dress).

- 1:50:40 Women sitting in alley – group discussion.**
Woman in orange and blue stripes dress who is holding drink in plastic- housewife.
Woman in brown dress– housewife.
Woman with white t- shirt who is holding her child – housewife.

Is there any flood in this area?

The last flood is about 3 years ago. Then the biggest one is in 1987, with the water level high about 1.5 m from the ground. (woman in brown dress)

Recently the flood in about 40 cm high from the ground. (woman in orange and blue stripes dress)

In March 99 it was about 40cm high from the ground (while showing Ichi the flood level). (woman in brown dress)

If there is a flood we go to the flat upstairs. (woman in white t- shirt)

- 1:58:45 Men in tailor's workshop.**
Man in dark blue shirt- clothes making labourer.
Man without shirt- clothes making labourer.

How long have you been working here.

For about 2 years. (man in dark blue shirt)

Do you work here permanently.

We work by switch system using labours from the village. (man in dark blue shirt)

Do you change them from the same village?

Yes..from the same village. (man in dark blue shirt)

How much do you earn?

We do not have monthly salary system but based on the production. (man in dark blue shirt)

How much is it?

We could finish 30 piece clothes per day. (man without shirt)

How much in general do you earn?

We earn Rp.600 / piece. (man without shirt)

Is it enough to go back to the village?

Enough to walk to the village(with a smile on his face). (man without shirt)

How do you learn tailoring?

We learn from other experienced people, so we do not need to invite trainer. (man without shirt)

- 2:04:00 Woman in light blue dress packaging sugar in plastic - food stalls owner.**

Has this area been acquired for riverbank development?

This area is acquired for street and plantation. But we have not received compensation money. So we just wait for the acquisition.

Do you want a flat?

Yes..even if it is only a small one. At least we have room to stay as a compensation of moving out of this place. In 1996 our house was priced Rp.75.000,-/sq.m. We have paid down payment Rp. 500.000,- for a flat in Jatinegara. I still keep the receipt of the payment.

2:06:30 People live in the area next to the Karet Tengsin flat along the river - group discussion.
Man in red-brown shirt.
Woman in light brown shirt - the wife of the man in red-brown shirt.
Man in blue t- shirt – Sukiman – a retiree.

Are you going to move to the flat?

I am still not sure if we are moving. We are here after fire destroys the houses at the location of the now built flat. But we will agree to move if other people agree to do that. (man in red-brown shirt)

I want to move out from this area as long as the compensation is fair. (woman in light brown dress)

Before the fire accident, we bought the land and the house of 5x6 sq.m. for the price of Rp. 3.600.000,- in 1988. (man in red-brown shirt)

We expect the land price now is Rp.1.000.000,-/sq.m. (woman in light brown dress)

We will move out from this area if it is for public use as long as with a fair compensation. (man in blue t- shirt)

How much do you think the fair price of the land?

We know that the east part of the area land's cost is about Rp. 1.500.000,-. It starts from the main street until the boundary of the high level land in the east of our area. (man in blue t- shirt)

Is it the same price for with or without land certificate?

All of the land with or without certificate is paid in the same amount there. (man in blue t- shirt)

But since this area is allocated for public use, will you accept the local government standard cost of land for Rp.500.000,-/sq.m.?

It depends the community agreement. (man in red-brown shirt)

It also depends on who is going to use this area, whether private sector or the government. We expect the land price will be Rp.600.000,-/sq.m. (man in blue t- shirt)

How long have you lived in this area?

I have lived for 30 years, and my name is Sukiman. I am from local Betawi tribe. (man in T-shirt)

What do you want in the future?

We want enough land compensation. (man in red-brown shirt)

I am a retiree and prefer a flat inside Jakarta City boundary. But I am not going to move out from this area before having flat allocation. We are still trauma with previous practice when people have been evicted but still do not have flat allocation. (man in blue t- shirt)

Would you prefer land compensation or allocation if flat?

I am willing to move temporarily as long as there is an improvement in our future house. (man in blue t- shirt)

2:18:17 Man without shirt - construction worker, standing near food stall by the river.

How long have you lived here?

I have lived here for more than 20 years. I work as builder. I live on land of 'Tanah Garapan' (Agriculture land) status. I pay the rent of house for Rp. 30.000,-/ month on 15 sq.m. house. I still want to stay in this area.

Do you want to stay in the flat?

It is not comfortable to live in the flat. It is dirty with urine, garbage and also noisy.

Do you prefer living in the flat or a house on the ground?

I prefer the house on ground or BTN type house. (A model of house mortgage by Bank Tabungan Negara which in the type of house on ground (BTN)). But the building material is getting expensive.

**2:22:01 Women sitting in front of food stall - group discussion.
Woman in blue dress - 'warung'/ food stall owner.
Woman in brown dress – housewife who is sitting.**

Do you want to live in the flat?

I do not want to live in the flat. The size is so small. What if we have many children? Our house is 30 sq.m. and we own the land. (woman in blue dress)

What if government builds flats for your house?

We do not want if it is flat. (woman in blue dress)

How about moving out to the outskirts of Jakarta with compensation of the land acquisition?

They have to ask the community here. (woman in blue dress)

Is the community strong?

The community is strong here.

What do you think for the land price here?

We have heard the land price is Rp.1.500.000,-/sq.m. in RT (neighbourhood unit) 5 area. (woman in brown dress)

Here, the area is big so we can do many things. We cannot decide whether we will move out. (woman in blue dress)

How important is it for you to stay in this area?

We do our business here. (woman in blue dress)

We do not want to live in a flat. (woman in brown dress)

2:29:48 Woman in brown and white shirt- housewife who is sitting with her children.

Do you want to live in the flat?

I prefer land price compensation and find our own house. I do not want to live in a flat. I want to live in a place not far from the city centre, such as close to the hospital. We own the land of 150sq.m. with certificate.

How much for the compensation do you expect?

I know it is about Rp. 1.500.000,- before crisis.

2:33:12 Woman in red dress – housewife.

Do you want to live in the flat or land acquisition compensation?

I do not know. I have moved to other area with my parents-in-law.

2:35:11 Man in black and brown shirt– Rudi, land agent works for the developer in acquiring the land, in his office used for as political party activities. (The interviews were carried out during the four-week campaigning period before election day in 9 June 1999. See also 'Interview with land broker-English.doc).

This area is going to be acquired?

Yes, by Pembangunan Jaya property developer. I am the co-ordinator of the land acquisition.

How do you price the land?

The price is Rp1.500.000,-/sq.m. and it is also based on the community agreement.

But the development seems to stop?

It seems to start again after the year 2000. There will be apartments and offices built in this site, by Jaya Land and the Local Government. The land has been acquired is about 5ha. It covers half of RW (neighbourhood unit) 5 and the whole RW 6, of 10 Ha, with future possible extension. I can help you in getting land here.

What is the price of land at present?

At present, the land price is about Rp.1.500.000,-, even could be Rp. 3.500.000,- to Rp.8.000.000,-. I can co-ordinate the land buying. My name is Haji Rudi. My main job is handling land acquisition. The price is the same for all land status, whether it has land certificate, agricultural land status, etc.

Is it in connection with BPPN (Indonesian Institution for Land permit)?

Yes, it complies with BPPN.

Where did community move out after the land acquisition?

They mainly move to Ciledug, Depok, etc, the out-skirt area of Jakarta.

How about the people who have not sold the land?

They have asked for high price, such as Rp.7.000.000,- to Rp.8.000.000,- for the area along the main street in the East part. Only a few have asked Rp.5.000.000,-. I can help you if you want land here. During crisis at present people are more willing to sell their land. The land price during 97 until 99 has been changed much. It is about Rp.7.000.000,- / Rp.8.000.000,-. For the area by the river, the price is about Rp.2.000.000,- to Rp.2.500.000,-.

Timed identification of Karet Tengsin video interviews tape 2

(Times in bold indicate to verbatim English translation on following pages)

- 0:00:16 View of Karet Tengsin Flat, built by the Local Government, and a bridge, taken from across Krukut River in the North of the flat.
- 0:00:56 View of garbage collector activities in the North of Karet Tengsin flat.
- 0:01:26 View of parking area in front (North) of Karet Tengsin flat
- 0:01:37 View of BNI city tower as the landmark in the study area.
- 0:01:40 View of the building condition in the neighbourhood.
- 0:01:55** Man in white shirt - scavenger, living in the North part of study area - interview.
- 0:05:52 View of a landmark 'Kempinsky' Hotel and aerial view of the South part of study area, taken from a school roof.
- 0:07:21 View of Batavia apartment in the south of study area.
- 0:08:50 Car/motorcycle cleaning service (car shampoo full steam).
- 0:09:19 Neighbourhood office (RW) secretary building.
- 0:09:40 View of a gate, built to celebrate Indonesian Independence Day, with community activities, consisting of women and children sitting in the alley.
- 0:10:20 View of BNI City tower, a landmark of study area; and the street/ alley condition in the neighbourhood of study area.
- 0:11:12 Food stall.
- 0:11:26 Drainage in the area, blocked by garbage and the water is trapped as it is lower than the water level of Krukut river.
- 0:11:58** Women in alley, live in the area next to the flat - group discussion.
Woman in dark red dress- housewife and clothes washer.
Woman in pink dress – housewife.
- 0:16:20** Men sitting in the house of ward head (man in short sleeves white shirt) - group discussion.
Man in short sleeves white shirt –neighbourhood/ ward head (RT).
Man in long sleeve white shirt – scavenger.
Man in light brown shirt – scavenger, the brother- in- law of the man in long sleeve white shirt.
- 0:26:11 Facilities in the neighbourhood mainly occupied by scavengers. It consists, for example, of praying room and communal toilet.
- 0:27:09 Aerial view of RT 15 neighbourhood, mainly occupied by scavengers, taken from local government flat.
- 0:27:44** Woman in orange dress - food stall owner - interview.
- 0:29:11** Young man in grey shirt wearing yellow cap - selling collected garbage as recycled goods - interview.
- 0:31:05** Woman in white t- shirt- housewife who is sitting on tricycle taxi - interview.
- 0:32:22 Communal toilet at RT 15 (The north of flat) in the neighbourhood dominated by scavengers.
- 0:32:56** Man without shirt – scavenger, living in the north of the flat, accompanied by Ayat, the owner of garbage packaging workshop in the area - interview.
- 0:37:25** Young man without shirt, wearing black cap – scavenger, at Ayat's garbage packaging workshop - interview.
- 0:40:50** Old man in grey dress – scavenger, at Ayat's garbage packaging workshop - interview.
- 0:44:10** Young men at scavenger workshop - group discussion.
Young man with thick hair – scavenger.
Young man with very short hair – scavenger
- 0:47:20** Man in grey shirt- Ayat, the owner of garbage packaging workshop - interview.

- 0:58:53** Man in white shirt - scavenger, at the boundary of cemetery in the north of the flat - interview.
- 1:01:30** Woman in light green dress – housewife, who lives in a house in RT 15 - interview.
- 1:10:26** Women sitting in alley - group discussion.
Woman in red - white dress – housewife.
Woman in white dress – housewife.
Young woman in blue dress holding her child – housewife.
- 1:19:38 A meeting with Local Government of Jakarta City, conducted in 26 May 1999.(See report-Bappeda Meeting.doc)
- 2:47:37 The end of video 2.

Summary of Karet Tengsin Interviews Tape 2

NOTE:

Interviewers:

Mangisi Irene(Ichi), lecturer at Institute of Technology Bandung.

Akbar Trilo, Graduate of Town Planning at Institute of Technology Bandung.

Cameraman:

Dovi Horas Hutapea, student at Industrial and Management Industry, Institute of Technology National, Bandung.

Exchange rate in May 1999:

1 US\$ = Rp. 8,700.- (Rupiah).

1 £ = Rp. 13,000.- (Rupiah).

0:01:55 Man in white shirt - scavenger, living in the North part of study area.

Do you have any problem in the area such as cleanness?

I do not feel dirty. We need to improve the human resource of people in the area. The important thing is how to manage. I have no power to manage them.

Do community have problems as scavengers in the area?

No problems. Except the problem of illegal things collected by the scavengers.

That means there is a problem on legality of collected garbage. Is there any security problems? Where the garbage taken from?

The garbage is taken from other area.

Is there no problem in the area?

The community is united in this area.

How community celebrate 17 August (the Independence Day celebration). Do you celebrate together? Are there any activities such as 'Arisan' (Community gathering)?

There is no enthusiastic for community in such activities.

(Second Man in grey T-shirt joined the interview)

He is the older brother of my wife in the family relationship. He has worked for 5 years at communal park.

So he is the boss now.

Yes, he is the boss.

0:11:58 Women in alley, live in the area next to the flat - group discussion. Woman in dark red dress- housewife and clothes washer. Woman in pink dress – housewife.

I have lived in this area since 70's. Now I live in this area, but before I stayed with my parents in rented house in further area from here. (Woman in dark red dress)

What do you do for a living?

My husband works as a motorbike taxi driver. (woman in dark red dress)

Do you have other jobs?

I work as clothes washer for people who live around. I work at the flat starting from early morning until 10 or 11 a.m. I have lived in a rented house for 10 years. I pay Rp.250,000.- up to Rp.350,000.- per year. When we moved here in the first time we paid Rp. 150,000.- per year. (woman in dark red dress)

Do you have any problem living in the area especially with the existence of the scavengers, especially with the security?

No. We have been used to and no problem with the security. (woman in dark red dress)

What do you want as living in this area?

I want to have my own house. At the moment the house is built on the government land. (woman in dark red dress)

Do you have saving account?

No, we have not. (woman in dark red dress)

Are you willing to move out from this area if you are asked? This is just a question for a research.

I am willing to do that if there is compensation especially on the building. (woman in dark red dress)

You rent the house, don't you? (woman in dark red dress)

No. It is our own house but built on rented land owned by the government. We have Building use permit. (woman in dark red dress)

How about you? How long have you lived here? (Speaking to the woman in pink dress)

I have lived here since 1984. I lived there (pointing her house nearby). (woman in pink dress)

Do you own your house?

I own the house but we built it on rented land owned by government. (woman in pink dress)

Will you move to flat if this area is demolished?

OK. If only it is fair with the compensation. (woman in dark red dress)

What do you think of the suitable flat?

I think the affordable mortgage we have to pay. (woman in pink dress)

Do you have any problem living in flat?

No, I don't. (woman in pink dress)

If everybody here is moved out, it is ok for me. So I am not alone. It is based on the community agreement. It is fine for us to move out if we have to as the landowner need to build this land for other uses as long as the compensation is fair. (woman in dark red dress)

If you move out, do you prefer living in flat or in a house outside Jakarta?

It is fine to live in flat as long as at least we live in this area. It is because we work here. (woman in pink dress)

Even if you live in flat?

Yes. Most people here do not like living outside Jakarta because it is difficult to find jobs. We have been used to live in this area. (woman in dark red dress)

0:16:20 Men sitting in the house of ward head (man in short sleeves white shirt) -group discussion.

Man in short sleeves white shirt –neighbourhood/ ward head (RT).

Man in long sleeve white shirt – scavenger.

Man in light brown shirt – scavenger, the brother- in- law of the man in long sleeve white shirt.

It was just silent during the New Order government. (man in short sleeves white shirt)

But now students are more active and it is good that they want to know community's problems. (man in light brown white shirt)

It is not because of a project allocation? (man in short sleeves white shirt)

Not just that. I am not student anymore, but at my study time student participated quite actively. But now perhaps it is different.

So it means you are not student anymore? Where do you work? (man in short sleeves white shirt)

I work at an ITB (Institute Technology of Bandung) research centre.

Why the students are involved in this research? (man in short sleeves white shirt)

In the letter it has been stated that it is not work of student.

It is just a research by ITB. (man in light brown white shirt)

The condition in the area is that there is development of flats, some people have been moved out but some have not. The student should have to solve this problem. (man in short sleeves white shirt)

We have tried to forward this problem to DPR (Parliament) as well as the mayor, but there is no solution. (man in light brown white shirt)

For information, if it is just business project, we will be disadvantaged. Because we will be in the same position. But now it depends on RT head. Should we continue this research or not? Have you received any information letter from 'Kelurahan' (Village office)? RT (ward) head has a right for the decision. (man in long sleeve white shirt)
How is the allocation of development from the Local Government?

90% facilities if for the development of flats. (man in light brown white shirt)
It seems to be the trend now to live in the flats.

But the unit size is too small, only 18m² in Karet Tengsin Flat. If there is help for community it is better in the economic sector. For example, the recent JPS (Social safety net project) is better controlled by academic institution such as ITB. At the moment people could get Rp. 1.000.000,- loan per household. But it needs management assistance as supporting guidelines to the community I hope. (man in light brown white shirt)

But it will be in the form of data and has no power. (man in long sleeve white shirt)

The data will be useful. (man in light brown white shirt)

Now, is this research illegal or legal? It will depend on RT (ward) head. Last night we were invited for discussion at Kelurahan (village office) without consent from RT (ward) head. (man in long sleeve white shirt)

We were in a hurry since Mike does not have much time here.

Some people who are planned for flat allocation have paid but have not moved to the flat. (man in light brown white shirt)

In general most people have paid but the flat allocation is not for them. Other people have used those. (man in short sleeves white shirt)

The community at RT 14, 15 and 16 should be able to move to the flat. But the problem is they have sublet the flat. (man in light brown white shirt)

It will be followed by RT 5 and 6. (man in short sleeves white shirt)

Government must be consequent for the low-income community. This is reformation era. (man in light brown white shirt)

Any input could be accepted but how far it will be affective? At present the condition is that if we still need to know people inside to get job. In order to change this system we do not know if possible. But we hope it is possible. (man in short sleeves white shirt)

0:27:44 Woman in orange dress - food stall owner.

Have you been registered and have ID card?

Yes, I have.

What is the status of your land?

This is government land.

If there is a demolition and you have choices between moving out with compensation or moving to the flat? What will you choose?

I choose compensation.

Why do you not want to live in the flat?

I cannot afford to live in the flat.

If you are given incentive of funding for mortgage, do you want it?

I do not know.

Will you move out?

I will stay here until this area is demolished. It is still convenient to live in this area.

Where does your husband work?

He works for Cleaning Department (Local Government).

0:29:11 Young man in grey shirt wearing yellow cap - selling collected garbage as recycled goods.

What do you do?

I am still unemployed. My last education is STM (Technical High School). It is difficult to find a job.

You are not interested in working with Pak Ayat (the garbage workshop owner)?

No, I don't.

How much do you earn for living?

Rp.6000/ day. I work by collecting garbage or second hand things

How do you get the garbage?

I just take it or buy it.

What is your plan in the future?

Not like this all the time.

If the area here is demolished, do you prefer compensation or flat?

I think flat will be OK.

0:31:05 Woman in white t- shirt- housewife who is sitting on tricycle taxi.

What do you do for living?

I just do like this.

What does your husband do?

He is Bemo (motor tricycle taxi) driver.

How long have you lived here?

I have lived for 3 years.

Where did you live before?

I lived nearby this area.

Will you move out if this area is demolished?

Off course I will move out if it is demolished.

Do you want your own house?

I want it but I have no money.

Do you have saving?

No we have not. It is already difficult to live day by day.

Do you help your husband?

No, I don't. I just make the money earned enough for a living.

0:32:56 Man without shirt – scavenger, living in the north of the flat, accompanied by Ayat, the owner of garbage packaging workshop in the area.

Are you from Cirebon?

Yes, I am. (man without shirt)

How long have you lived here?

I have been here for 15 years. I work collecting garbage from 6 in the morning until 9 in the evening. (man without shirt)

Where do you sell the collected garbage?

Just in the nearby area. (man without shirt)

What kind of goods do you collect?

There are plastics, cable, cardboard, newspaper, etc. (man without shirt)

Has there been any complaint from the community?

Yes, there are some. We have no intention to do bad things but it often creates negative response from the community. (Ayat)

If this area is demolished, where would you go?

I do not know. I probably move to other location or go back to my village. (man without shirt)

Would you accept flat with mortgage?

It depends how much it will cost? (man without shirt)

Approximately, how much can you afford to pay the mortgage?

It will be about Rp.20,000.- per month. (man without shirt)

So will you keep staying here without any plan? Do you have any plan to move out from this place?

No, I don't. (man without shirt)

Where do you collect the garbage?

Not far. I go to area around Pejompongan and return. (man without shirt)

Do you have family there?

Yes, I have. (man without shirt)

Do you often go home to Cirebon?

Yes, sometimes once every 5 months. (man without shirt)

How much is your income per day?

It is Rp.2,000.- or Rp.1,000 per day. The highest is Rp.5,000.- per day. (man without shirt)

0:37:25 Young man without shirt, wearing black cap – scavenger, at Ayat's garbage packaging workshop.

Where do you live?

I live with my parents.

Do you collect garbage everyday?

Yes, I do.

How much is your income?

Rp.10.000 per day.

Do you feel comfortable living here?

We have to. There is no other place to live.

Do you think your work needs to be close to city centre?

We need to be close to main street for accessibility.

Any complaint from neighbours?

There is no complaint especially for me

0:40:50 Old man in grey dress – scavenger, at Ayat's garbage packaging workshop.

How long have you lived here?

I have lived for about 20 years.

What kind of house did you live?

I live in rented house.

Now, where do you live?

Kelurahan (Village office) has given permit to stay in this land to us.

How long is the permit?

I don't know.

Do you like living here?

Yes. It is better like this than living in rented house.

How long have you lived in this area?

More than 20.5 years. I have already a KTP (residence identity card).

Where will you move if this area is demolished?

It depends on people agreement in this area.

What do you think personally?

I think I want to move.

Do you prefer living in flat or receive compensation?

If the money is enough for buying common house then it will be OK.

How much is your income?

It is not certain or regular. Sometimes I get money.

Do you live with your family here?

I live here with all of my children. I have 2 children. I used to have 5 children but the rest have died. The boy is 16 years old and the older girl is 20 years old.

**0:44:10 Young men at scavenger workshop - group discussion.
Young man with thick hair – scavenger.
Young man with very short hair – scavenger**

How much is your income?

It is about Rp.3,000.- per day. (A young man with thick hair)

What do you do?

I am a Kamra (People Security force) member. I work for maintaining security. (A young man with very short hair)

Don't you work today?

I work only in the evening.

Where do you live?

I live here near food stall.

Kamra is newly formed isn't it?

Yes. Before that, I worked at Golden Truly. (A young man with very short hair)

How much do you earn? Do you have additional income?

It is about Rp. 200,000.- per month working at Kamra. I sometimes have additional income. (A young man with very short hair)

How about you. Why do you not join Kamra?

No, I do not want to. I am better free. (A young man with thick hair)

Do you like staying here?

Not really. (A young man with thick hair)

What is your plan in the future?

I have no job. So I will just stay like this. (A young man with thick hair)

Where are you from?

I originally from Tegal (Central Java). I have lived here since 1986. I studied here. (A young man with thick hair)

I am from here. I was born here. (A young man with very short hair)

Do you work in other place?

Sometimes I work in other place. (A young man with very short hair)

Do you help people in this place?

No, I don't.

0:47:20 Man in grey shirt- Ayat, the owner of garbage packaging workshop.

What seems to be the main problem here?

The main problem is the capital investment. We have not investor 'father' who sponsors our business here. And also a problem is when the stock is too much then the price is going down as the obstacle. The stock piled here for about 2 or 3 weeks and then the price is falling.

Is there any contract in your business?

No. We just contact the buyer using information.

How many permanent staff working here?

There are only 4 men. The rest are garbage collector. I just let them go and collect goods and I pay them with the standard price. The price of paper is Rp 500.- and plastic is Rp 600.-. The youngsters here just help me packaging the garbage. We want to make them trained. They seem not having direction in the future. They are still so young. It is better not to work but to study. However, they cannot continue their formal study because of lack of funding. They are still learning at the moment as we train them. But my effort is not ended here.

How about marketing the stuff?

It is easy. I just send it to the factories after contacting them via telephone. Using the truck. The payment is in cash.

Is there any problem during crisis?

Not really. But there is problem of material supply. Since economic crisis, people have reduced their spending not in supermarket anymore but in local market.

If one day this place is allocated for river widening project?

We actually hope to move but not to the flat. Because flat is for the clean activities. We need an open space area or rent a piece of land in Jakarta City.

So the location cannot be far from Jakarta, can it?

The source of supply is from Jakarta. There is also in the village but the most potential source is Jakarta, mainly in strategic area with its many sources of supply. In outside city area such as at Bekasi, there is problem of finding supply. People there do not go to the market everyday. So the garbage recycle business tend to search the garbage from villages in surrounding area. Except in this complex area people go to the market everyday so there are always supply.

What is your plan in the future of your business?

I will keep developing the business activities if we have capital. We want to increase the 'bal' / garbage package, so we need a 'press' / squeeze machine. This 'lapak' (working area) facility is not suitable, because there is no direct road access. This place needs better car access. So far it costs Rp.150,000.- per truck to transport good to the front area. There are so many expenses.

How many people in this area?

There are 30 people.

Where are they from, from Cirebon?

Some of them come from Cirebon and others come from other area in West Java.

Why did you take people from outside this area?

Because the people in that area is willing to work in this kind of job. They come to Jakarta without doubt to work.

So you go to the village to find workers, don't you?

The people here do not want this kind of job. They think it is a low job.

They still go to their village?

Yes, they do. They still go their village sometimes once every month or even more.

Especially for the teenagers worker they go to the village once every month. But some I give to the local people here.

So in general they come here just to search for money, don't they? But their main live is in their village.

Yes, they are.

In general the garbage collectors send the stuff to this place, don't they?

Just for the collectors in this area.

So it is not possible to send to other workshop?

Because with the capital we have given them, that is also a commitment to give the garbage to this place.

Where are the nearest places to produce recycled goods in this area?

There is one at 'Pintu Air', other place nearby and next to 'Kecamatan' (Sub District) office.

They have their own area of operation?

Yes, they have their own area and their own subordinates. So our subordinates go back to our place and theirs go back to their place.

So there is no organisation that supports this business in this area?

They're not only this area but also to the whole stakeholders in Kecamatan (Sub-District) Tanah Abang which has more 200 lapak (scavengers' workshop).

Is there any organisation for that?

There was an organisation but it seemed not working.

How long do the staff work here? Do they often move to other place?

If we give good service and they work with discipline they could work here for goods. There is even a guy who has been working for 15 years. Perhaps he has liked this place.

But you started your business 5 years ago, didn't you?

I started that time but before this business has been operated. But then this place had been in capital crisis so it was changed with new ownership. I did not even think to do this business at the beginning because I did not understand the condition, which is dirty. However, there is a feeling of security because no matter how much we have the garbage is not so difficult to sell it again.

So it fits with your will to become a boss.

If we look at the status. My status is generally the same with my staff. The guys working with me earn net income Rp.10.000.- per day. My income per day is Rp. 20,000.- or Rp. 30,000.- per day. But I still have to pay many other things, such as transportation cost and other expenses.

Have you tried to recruit staff from the local community?

No, they do not want. Especially for the local tribe 'Betawi', they do not want to work. They prefer in service sector. If we look at the potential income we could get the amount we have achieved now although it looks low profile job.

So how much do the people earn monthly?

If Rp.10,000.- per day, they could earn about Rp. 300,000.- per month.

It is just from one kind of garbage. There will be more price for ex-medicine bottle, cassette, computer, etc. Every valuable and invaluable garbage and second hands goods are sellable either clean or dirty.

0:58:53 Man in white shirt - scavenger, at the boundary of cemetery in the north of the flat.

How long have you lived here? Where are you from? Why did you come here? What did you do before?

I have lived since 1990 in this place. I come from Pematang. I come because of searching for food to live. Before coming here, I worked as farmer at Pematang (Central Java). I came and straight work as garbage collector.

Where do you go for work everyday?

Everyday I collect garbage on the street at Bendungan Hilir area starting from 9 o'clock in the morning.

How much do you earn everyday?

It is not certain. Sometimes, I earn Rp.7,000.- or Rp.5,000.- each day.

Does your wife work?

My wife is unemployed.

Your wife looks so young. When were you married?

I have 2 wives. I am married again since 1996. She is from Cirebon (West Java). My first wife is in Pematang (West Java).

Could you afford to have 2 wives?

At least it is still OK.

What kind of good do you collect? Where do you sell it again?

As usual, it is second hand goods. I usually sell it to Ayat (the owner of garbage workshop in the area).

How many children do you have?

I have 5 children from my first wife in Java. The oldest is 25 years old.

I have 1 children from my second wife.

Do you still go home to the village? How often do you go home?

If I have money, I go home to Java.

Is it once every week?

It is not certain.

1:01:30 Woman in light green dress – housewife, who lives in a house in RT 15.

How long have you lived here?

I have lived here since childhood at RT 02.

Since when do you live in this house? What year?

I moved to this house after getting married. I have followed my husband since 1995.

So after marriage, did you buy this house?

After marriage, we live here and buy the house.

What is the status of this house?

We own this house.

What is the land status?

The land status is Agriculture land.

So you only have permit of building ownership.

We only have building ownership permit.

Where does your husband work?

My husband works at Pertamina (Government Oil Company).

Do you like living in this area?

Like it or not we have to live here because we cannot afford living anywhere else.

Do you like the environment around here?

The environment is not acceptable and the place is minus.

This place is quite close to the city centre.

This place is very close to the city centre and in strategic location.

What is your plan in the future? Where do you plan to move?

I am going to move out. We are still trying to get a house mortgage at Bekasi area.

There are scavengers' areas nearby. Do you feel disturbed?

There are scavengers nearby. I am not disturbing and not disturbed from my side. But I do not know from their side. There are youngsters who like to come and play in our area in the afternoon.

If you are asked to move out from this area will you accept living in the flat or receiving compensation?

So far I know there is a plan to build this area into flat such as the plan at RT 13 & 14.

They are going to build flat then after it is finished, we are moved to that flat. Then there is requirement for mortgage including the moving out compensation.

Do you want to live in flat?

I just see what happen later. It will be based on agreement. I will accept If the flat size is bigger not just 18 m2. If it is not, I better move to bigger house. In average 21m2 and 36 m2 is ok for me. I think 21m2 is medium size. It is also OK and nice if there are facilities in the flat.

Is the community united here?

Yes, we are. 2 years ago it was fire but people did not want to be moved out.

Did you receive aid after fire in building material?

No. After fire there were no compensation. We received staple food.

Did you construct your home after fire? Was it destroyed?

Yes, this house was destroyed. We built our new wall for the house after fire. It was November when the fire broke and three months later the new houses completed in about January and early February. What is this interview about?

This is a research on area condition and we want to see the housing condition and the community in this area.

Community wants better place than here and present condition.

What if at least this area is demolished?

Before reformation era, there was a plan to move out us. But after reformation there is no such plan. The government offices have been changed after that.

Is there flood often in this area?

Before the retaining wall along the river bank built it was flood. But after the construction there has not been flood for about 2 years. There is still small flood near the river especially in the area behind our house because the gutter is blocked.

Is the area behind this house flooding?

It is only the drain and street which is flooding.

Was the big flood happened before fasting?

It happened during fasting time before the fire broke. The riverbank retaining wall has not finished yet. There was 4 days massive floods.

Outside the water height is 1 M. We have 2 storeys house to avoid regular flood.

Before it was always flooding, but now it is not anymore after the completion of the retaining wall.

1:10:26 Women sitting in alley - group discussion.

Woman in red - white dress – housewife.

Woman in white dress – housewife.

Young woman in blue dress holding her child – housewife.

Do you prefer living in a flat or receive compensation?

The flat has been built, hasn't it? We cannot afford to live in the flat. (woman in red - white dress)

If you receive credit will you accept it?

But I still cannot afford it. My husband is construction worker and has uncertain job. (woman in red - white dress)

Do you think flat is too small?

I never know about the flat. It is not big but with small family it will be OK. (woman in red - white dress)

Now we live in a rented house, which is monthly contract. I have lived for 11 years or 10 years. (woman in white shirt)

If this area is to be demolished we will move out with compensation so we will afford to rent another house. I just rent a house because that the only way I could afford. There are Rp.75,000.-, per month and also Rp.150,000.- or Rp.125,000.- per month rental house cost for the good one. I have lived here since 10 years. Before coming here, I lived in village at Pekalongan (Central Java). (woman in white shirt)

I am from Tegal (Central Java). I have lived here for 8 years. My husband is a peddler. We are safe living here. (younger woman in blue dress holding her child)

I like staying here as long as there is no flooding. I like the environment, having many friends and the neighbourhood in this area. (woman in red - white dress)

There are scavengers in this area, what do you think about them?

There is no scavenger in this area. We as woman stay at home. (woman in red - white dress)

We just keep the children. I want to have my own house. (woman in white shirt)

We will still living in this area as long as this area is not demolished. Except if the area is planned to be demolished. We will go to the village. My husband works as construction worker. The other people's husband work as tricycle taxi driver. The

education of the people here is OK. They have generally junior or high school education. My children is studying at SD 14 (Primary School) near cemetery. (woman in red - white dress)

If this area is demolished?

It is OK to move out if it is needed. (woman in red - white dress)

What do you hope in the future of this area?

The environment improvement is certainly needed. (woman in red - white dress)

What is your opinion in giving input to the government? Such as market improvement?

It is OK especially with the street improvement. (woman in red - white dress)

Do you have any urgent problems?

Basic food I think. Because the food is so expensive and there are many children.

Since there are no jobs for my husband at the moment. And also health. (woman in red - white dress)

How do you get clean water?

There is pump in this area. If you will talk to the government please tell them the priority is basic food. The life is difficult working as construction worker. If the food price is getting high, we could not afford to buy anymore. (woman in red - white dress)

GLOSSARY OF PLACE NAMES

Place Names (outside of Jakarta Province)	Location (geographic location)
Bandung	A city of approximately 120 km in the south east of Jakarta. This city is the capital city of West Java Province.
Bekasi	Area of approximately 20 km in the east of Karet Tengsin study area, part of West Java Province.
Ciledug	Area of approximately 10 km in the west of Karet Tengsin study area, part of West Java Province.
Cirebon	A city of approximately 200 km in the east of Jakarta. It is located along the north coast of Java Island and a part of West Java Province.
Depok	Area of approximately 20 km in the south of Karet Tengsin study area.
Pekalongan	A city of approximately 325 km in the east of Jakarta. It is located along the north coast of Java Island in Central Java Province.
Pemalang	A city of approximately 290 km in the east of Jakarta. It is located along the north coast of Java Island in Central Java Province.
Tegal	A city of approximately 260 km in the east of Jakarta. It is located along the north coast of Java Island in Central Java Province.

Place Names (inside of Jakarta Province)	Location (geographic location)
Batavia Apartments	2 tower appartments blocks in the West of Batavia City office. It is part of Batavia City Superblock owned by Brasali Group Property Developer.
Batavia City Office	Office tower which is owned by Brasali Group Property Developer. It is located approximately 1 km in the south of the Karet Tengsin study area.
BNI City	Superblock complex, consisting of offices owned by BNI (Bank Negara Indonesia). It is located approximately 1 km in the east of the Karet Tengsin study area.
Jatinegara	Area of approximately 7 km in the east of Karet Tengsin study area. Some low income flats have been built by the local Government of Jakarta in the area.
Kempinsky Hotel	Hotel and Apartment tower block. It is located approximately 1.2 km in the south east of Karet Tengsin study area.
Pejompongan	Area just over Kali Krukut river about half a kilometre near inner ring road.
Tanah Abang	Area of approximately 3 km in the north of Karet Tengsin study area.

GLOSSARY OF TERMS

(In Karet Tengsin context only)

BAPPEDA	Badan Perencanaan Pembangunan Daerah (Regional Development Planning Body).
Betawi	A name of a tribe originated from Jakarta area.
BPPN	Badan Pengendalian Pertanahan Nasional (National Land Control Body).
BTN	Bank Tabungan Negara, a government bank, which gives housing mortgages loan with low interest rate.
DPR	It stands for Dewan Perwakilan Rakyat, meaning People's Representative Committee
Kecamatan	Local Government Sub-district office.
Kelurahan	Local Government Village office.
Lapak	The area for garbage collection, selection and packaging for recycling or sold to factories.
Pertamina	A Government Oil Company of Indonesia.
RT	Rukun Tetangga (Harmonious neighbourhood) is the smallest neighbourhood unit (ward) consisting approximately 250 households.
RW	Rukun Warga (Harmonious citizenry) is wider neighbourhood unit than RT. It may consist of 10 to 20 RTs.
Warung	Food stall.

Appendix F

Area Calculation for 3 options of Karet Tengsin area development

General Area Calculation

Option 1 - Maximum Low Income residential (Mixed-use)

Option 2 - Generally 4 storeys commercial blocks with luxurious housing

Option 3 - Maximum Commercials

General Planning Area Calculation

A. Housing Allocation Calculation

Total Area	:	170.000 m ² = 17 Ha.
Building Coverage = 60%. Built area	:	100.000 m ² = 10 Ha.
Household number based on the Income parameter on the existing area:		
< Rp.400.000	=	1329 families.
Rp. 400.000-Rp.700.000	=	901 families.
>Rp.700.000	=	250 families.
Total	=	<u>2480 families.</u>

The target of density is approximately 800 people/Ha.

The proposed households:

< Rp.400.000	=	1800 families.
Rp. 400.000-Rp.700.000	=	900 families.
>Rp.700.000	=	300 families.
Total	=	<u>3000 families.</u>

The proposed housing unit, based on income level, where building height is approximately 4 floors.

I. 21 m ² x 900 Units = 18.900m ² / 4 floors= 4.725 m ² .	
36 m ² x 900 Units = 32.400m ² / 4 floors= 8.100 m ² .	
Total	12.825 m ² .
II.45 m ² x 450 Units = 20.250m ² / 4 floors= 5.026 m ² .	
70 m ² x 450 Units = 31.500m ² / 4 floors= 7.875 m ² .	
Total	12.937 m ²
III.100 m ² x 150 Units = 15.000m ² /4 floors= 3.750 m ² .	
200 m ² x 150 Units = 30.000m ² /4 floors= 7.500 m ² .	
Total	11.250 m ²
Total building coverage for housing =	<u>37.512 m².</u>

With additional service and circulation area on the ground floors (25%)

I. 16.031 m ² .
II. 16.171 m ² .
III. 14.062 m ² .

Total 46.264 m² ~ 4.6 Ha.

B. Social and Commercial Facilities for 3000 households on 17 Ha area:

Note: 1 household consists of 4 people based on Local Government planning standard.

The area consists of 3000 households x 4 = 12.000 people (2 SubDistrict of 6000 people).

A. Facilities for Subdistrict:

I. 250 people / 62.5 households - 48 units in 3000 households.	
Neighbourhood playground	= 250 m ² .
Small shops (Warung)	= 100 m ² .
Total	= <u>350 m²</u> x 48 units = 16.800 m ² .

II. 1250 people/ 312.5 households - 9.6 units in 3000 households.
Kindergarten (2 locals) = 500 m² x 9.6 units = 4.800 m².

III. 2500 people/ 625 households - 4.8 units in 3000 households.
Primary school (6 locals) = 3.000 m² x 4.8 units = 14.400 m².

IV. 3000 people/ 750 households - 4 units in 3000 households.
Health facilities and clinics = 200 m².
Small mosque = 300 m².
Multi function room = 400 m².
Sport area and playground = 1.500 m².
Security, and services = 400 m².
Total = 2.800 m² x 4 units = 11.200 m².

V. 6000 people/ 1500 households - 2 units in 3000 households.
Shops and commercials = 3.600 m².
Public parking and transport = 400 m².
Total = 4.000 m² x 2 units = 8.000 m².

A. Facilities for District:

I. 15.000 people/ 3750 households - 0.8 units in 3000 households.
Junior high school = 4000 m² x 0.8 units = 3.200 m².

C. Allocation for Existing Community Calculation:

Note: Based on the survey conducted on site in December 1998

Existing Household on the area (in Neighbourhood (RW) 5,6 and 7):

RW 05 = 972 households.

RW 06 = 399 households.

RW 07 = 578 households.

Total 1.949 households

The surveyed area is only in RW 05 and RW 07, consisting of 1550 households. So there are 500 households in RW 06 that have not been surveyed.

The Result of survey for the households (RW 5 & 7) who want to keep staying in the area consists of:

Stay in the area with new development	15.6 %
Stay in nearby area	6.7 %
Stay in the same location as before	35.1 %
<u>Based on the government decision</u>	<u>4.5 %</u>
Total	62 % = 961 households.

From these 62 % households who are willing to stay in the location, the income composition is defined as follow:

Low Income (salary/month= Rp.200.000 - 400.000)	= 51.5 %	= 798.
Middle Income (salary/month= Rp.400.000-700.000)	= 10.5%	= 163.
High Income (salary/month= >Rp.700.000)	= -	=
Total		= 961.

The assumption for RW 06 households is 62 % of 399 households = 248 households who were willing to stay in the same area. This number consists of:

50% middle income	= 124 households.
<u>50% high income</u>	<u>= 124 households.</u>
Total	= 248 households.

Hence the total households who are willing to stay on the site:

Low income	= 798 households.
Middle income	= 163 + 124 = 287 households.
<u>High income</u>	<u>= 124 households.</u>
Total	= 1209 households.

(62% of total inhabitants in Karet Tengsin in RW 5, 6 and 7).

Karet Tengsin Area Calculation (Option 1) Maximum Low Income residential (Mixed-use)

A. Housing Allocation Calculation

I. Low Income Housing (21 M2-36M2), 4 floors.

Type A1, (48mx15m), 18 units	= 12.960 m2.
Type A2, (24mx15m), 14 units	= 5.040 m2.
Type A3, (20mx15m), 6 units (existing)	= <u>1.800 m2.</u>
Total area A 1,2 and 3	= 19.800 m2 x 4 floors = 79.200 m2
Total area A 1,2 and 3 (-15% services area)	= 16.830 m2 x 4 floors = <u>67.320 m2</u>

II. Middle Income Housing (45 M2-70M2), 5 floors.

Type B1, (96mx15m), 2 units	= 2.880 m2.
Type B2, (48mx15m), 9 units	= 6.480 m2.
Type B3, (36mx15m), 3 units	= 1.620 m2.
Type B4, (24mx15m), 3 units	= <u>1.080 m2.</u>
Total area B 1,2,3,4.	= 12.060 m2 x 5 floors = 60.300 m2.
Total area B 1,2,3,4.(-15% services area)	= 10.251 m2 x 5 floors = <u>51.255 m2</u>

III. Upper Income Housing (100 M2-200M2), 12 floors.

Type C, (30mx30m), 5 units	= 4.500 m2 x 12 floors = 54.000 m2.
Total area C(-15% services area)	= 3.825 m2 x 12 floors = <u>45.900 m2</u>

IV. Shop/office/houses (100 M2-200M2), 4 floors.

Type D (36mx15m),6 units	= 3.240 m2 x 4 floors = 12960 m2
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V. Offices

Type E (30mx30m), 4 units	= 3.600 m2x 16 floors = 57.600 m2
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VI. Mixed use (Hotel and Shopping centre)

Type F (20mx40m), 2 units	= 1.600m2 x 4 floors = 6.400 m2
Type G (100mx40m), 1 unit	= 4.000m2 x 4 floors = 16.000 m2
Type H (hotel above type G) (20mx60m)	= 1.200m2x 12 = 14.400 m2
Ground floor (F and G)	= 5.600 m2
Total floors area	= 36.800 m2

B. Units composition of Housing Accomodation.

I. Low Income Housing (21 M2-36M2), 4 floors.

Total area A 1,2 and 3 (-15% services area)	= 16.830 m2 x 4 floors = <u>67.320 m2</u>
Units 21 M2	= 21 m2 x 1.300units = 27.300 m2.
Units 36 M2	= 36 m2 x 1.110units = 39.960 m2.
<u>Total</u>	= 2.410 units = <u>63.660 m2 ~ 67% of total units 3.625.</u>

II. Middle Income Housing (45 M2-70M2), 5 floors.

Total area B 1,2,3,4(-15% services area)	=	10.251 m ² x 5 floors	=	<u>51.255 m²</u>
Units 45 M2	=	45 m ² x 500 units	=	22.500m ²
Units 70 M2	=	70 m ² x 410 units	=	28.700m ²
<u>Total</u>	=	910 units	=	<u>51.200 m² ~ 25 %</u>

of total units 3.625.

III. Upper Income Housing (100 M2-200M2), 12 floors.

Total area C(-15% services area)	=	3825 m ² x 12 floors	=	<u>45.900 m²</u>
Units 100 M2	=	100m ² x 155 units	=	15.500 m ² .
Units 200 M2	=	200m ² x 150 units	=	30.000 m ²
<u>Total</u>	=	305 units	=	<u>45.500 m² ~ 8 % of</u>

total units 3.625.

C. Population in The Area Calculation

Total units 3.625 units x 4 people/ unit = 14.500 people on 17 Ha area.
The density = 853 people/ha.

D. Building Coverage Calculation

1. Office	3.600 M ² .
2. Commercials/ Shops/hotels	5.600 M ² .
3. Apartment (High income group)	4.500 M ² .
4. Apartment (Middle income group)	12.060 M ² .
5. Flats and multi families housing (Low income group)	19.800 M ² .
6. Shophouses	3.240 M ²
7. Social facilities.	10.460 M ² .
<u>Total</u>	<u>59.260 M².</u>

Building coverage 35 % (of 17 Ha).

E. Circulation Area Calculation

ROW 12 M: 2240 M X 12 M	=	26.880 M ² .
ROW 10 M: 540 M X 10 M	=	5.400 M ² .
ROW 8 M : 1020 M X 8 M	=	<u>8.160 M².</u>
<u>Total area</u>	=	<u>40.440 M²~ 4 Ha.~23.5%</u>

F. Building Coverage Calculation and Land Use Allocation

Final calculation on ground floor of the Karet Tengsin area:

a. Built area (buildings)	35 %.
b. Public Open Space	16.5 %.
c. Street and drainage	23.5 %.
d. Green space	25 %.

Karet Tengsin Area Calculation (Option 2)

Generally 4 storeys commercial blocks with luxurious housing

A. Housing Allocation Calculation

I. Low Income Housing (21 M2-36M2), 4 floors.

Type A1, (48mx15m), 13 units	= 9.360 m2.
Type A2, (36mx15m), 3 units	= 1.620 m2.
Type A3, (24mx15m), 11 units	= 3.960 m2.
Type A4, (20mx15m), 6 units (existing)	= <u>1.800 m2</u>
Total area A 1,2,3 and 4	= 16.740 m2 x 4 floors = 66.960 m2
Total area A 1,2,3,4(-15% services area)	= 14.229 m2 x 4 floors = <u>56.916 m2</u>

II. Middle Income Housing (45 M2-70M2), 5 floors.

Type B1, (96mx15m), 2 units	= 2.880 m2.
Type B2, (48mx15m), 11 units	= 7.920 m2.
Type B3, (24mx15m), 6 units	= <u>2.160 m2.</u>
Total area B 1,2,3	= 12.960 m2 x 5 floors = 64.800 m2.
Total area B 1,2,3(-15% services area)	= 11.016 m2 x 5 floors = <u>55.080 m2</u>

III. Upper Income Housing (100 M2-200M2), 12 floors.

Type C, (30mx30m), 5 units	= 4500 m2 x 12 floors = 54.000 m2.
Total area C(-15% services area)	= 3825 m2 x 12 floors = <u>45.900 m2</u>

IV. Shop/office/houses (100 M2-200M2), 4 floors.

Type D1 (48mx15m),3 units	= 2160 m2 x 4 floors = 8640 m2
Type D2 (36mx15m),6 units	= <u>3240 m2 x 4 floors = 12960 m2</u>
Total	= 5400 m2 x 4 floors = 21600 m2

V. Offices

Type E (30mx30m), 4 units	= 3.600 m2x 16 floors = 57.600 m2
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VI. Mixed use (Hotel and Shopping centre)

Type F (20mx40m), 2 units	= 1.600m2 x 4 floors	= 6.400 m2
Type G (100mx40m), 1 unit	= 4.000m2 x 4 floors	= 16.000 m2
Type H (hotel above type G) (20mx60m	= 1.200m2x 12	= 14.400 m2
Ground floor (F and G)	= 5.600 m2 , Total floors area=	36.800 m2

B. Units composition of Housing Accomodation.

I. Low Income Housing (21 M2-36M2), 4 floors.

Total area A 1,2,3,4(-15% services area)	= 14.229 m2 x 4 floors = <u>56.916 m2</u>
Units 21 M2	= 21 m2 x 1000units = 21.000 m2.
Units 36 M2	= 36 m2 x 995units = 35.820 m2.
Total	= 1.995 units = 56.820 m2 ~ 60% of
<u>total units 3.265.</u>	

II. Middle Income Housing (45 M2-70M2), 5 floors.

Total area B 1,2,3(-15% services area)	=	11.016 m ² x 5 floors	=	<u>55.080 m²</u>
Units 45 M2	=	45 m ² x 500 units	=	22.500m ²
Units 70 M2	=	70 m ² x 465 units	=	32.550m ²
<u>Total</u>	=	965 units	=	<u>55.050 m² ~ 30 % of total units 3.265.</u>

III. Upper Income Housing (100 M2-200M2), 12 floors.

Total area H(-15% services area)	=	3825 m ² x 12 floors	=	<u>45.900 m²</u>
Units 100 M2	=	100m ² x 155 units	=	15.500 m ² .
Units 200 M2	=	200m ² x 150 units	=	30.000 m ²
<u>Total</u>	=	305 units	=	<u>45.500 m² ~ 10 % of total units 3.265.</u>

C. Population in The Area Calculation

Total units 3.265 units x 4 people/ unit = 13.060 people on 17 Ha area.
The density = 768 people/ha.

D. Building Coverage Calculation

1. Office	3.600 M2.
2. Commercials/ Shops/Hotel	5.600 M2.
3. Apartment (High income group)	4.500 M2.
4. Apartment (Middle income group)	12.960 M2.
5. Flats and multi families housing (Low income group)	16.740 M2.
6. Shophouses	5.400 M2
7. Social facilities.	10.460 M2.
Total	59.260 M2.

Building coverage 35 % (of 17 Ha).

E. Circulation Area Calculation

ROW 12 M: 2240 M X 12 M	=	26.880 M2.
ROW 10 M: 540 M X 10 M	=	5.400 M2.
ROW 8 M : 1020 M X 8 M	=	<u>8.160 M2.</u>
Total area	=	40.440 M2~ 4 Ha.~23.5%

F. Building Coverage Calculation and Land Use Allocation

Final calculation on ground floor of the Karet Tengsin area:

a. Built area (buildings)	35 %.
b. Public Open Space	16.5 %.
c. Street and drainage	23.5 %.
d. Green space	25 %.

Karet Tengsin Area Calculation (Option 3)

Maximum Commercials

A. Housing Allocation Calculation

I. Low Income Housing (21 M2-36M2), 4 floors.

Type A1, (48mx15m), 12 units	= 8.640 m2.
Type A2, (24mx15m), 11 units	= 3.960 m2.
Type A3, (20mx15m), 6 units(existing)	= <u>1.800 m2</u>
Total area A 1,2 and 3	= 14.400 m2 x 4 floors = 57.600 m2
Total area A 1,2 and 3(-15% services area)	= 12.240 m2 x 4 floors = <u>48.960 m2</u>

II. Middle Income Housing (45 M2-70M2), 5 floors.

Type B1, (96mx15m), 2 units	= 2.880 m2.
Type B2, (48mx15m), 8 units	= 5.760 m2.
Type B3, (36mx15m), 3 units	= 1.620 m2.
Type B4, (24mx15m), 3 units	= <u>1.080 m2.</u>
Total area B 1,2,3,4	= 11.340 m2 x 5 floors = 56.700 m2.
Total area B 1,2,3,4 (-15% services area)	= 9.639 m2 x 5 floors = <u>48.195 m2</u>

III. Upper Income Housing (100 M2-200M2), 12 floors.

Type C, (30mx30m), 5 units	= 4500 m2 x 12 floors = 54.000 m2.
Total area C(-15% services area)	= 3825 m2 x 12 floors = <u>45.900 m2</u>

IV. Shop/office/houses (100 M2-200M2), 4 floors.

Type D1 (48mx15m),5 units	= 3600 m2 x 4 floors = 14.400 m2
Type D2 (36mx15m),6 units	= 3240 m2 x 4 floors = 12.960 m2
Type D3 (24mx15m),3 units	= <u>1080 m2 x 4 floors = 4.320 m2</u>
Total	= 7920 m2 x 4 floors = 31.680 m2

V. Offices

Type E (30mx30m), 4 units	= 3.600 m2x 16 floors = 57.600 m2
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VI. Mixed use (Hotel and Shopping centre)

Type F (20mx40m), 2 units	= 1.600m2 x 4 floors = 6.400 m2
Type G (100mx40m), 1 unit	= 4.000m2 x 4 floors = 16.000 m2
Type H (hotel above type G) (20mx60m)	= 1.200m2x 12 = 14.400 m2
Ground floor (F and G)	= 5.600 m2
Total floors area=	36.800 m2

B. Units composition of Housing Accomodation.

I. Low Income Housing (21 M2-36M2), 4 floors.

Total area A 1,2 and 3(-15% services area)	= 12.240 m2 x 4 floors = <u>48.960 m2</u>
Units 21 M2	= 21 m2 x 900units = 18.900 m2.
Units 36 M2	= 36 m2 x 835units = 30.060 m2.
Total	= 1.735 units = <u>48.960 m2 ~ 60%</u>
<u>of total units 2.870.</u>	

II. Middle Income Housing (45 M2-70M2), 5 floors.

Total area B 1,2,3,4 (-15% services area)	= 9.639 m ² x 5 floors = <u>48.195 m²</u>
Units 45 M2	= 45 m ² x 400 units = 18.000m ²
Units 70 M2	= 70 m ² x 430 units = 30.100m ²
Total	= 830 units = 48.100 m ² ~ 30 %
<u>of total units 2.870.</u>	

III. Upper Income Housing (100 M2-200M2), 12 floors.

Total area H(-15% services area)	= 3825 m ² x 12 floors = <u>45.900 m²</u>
Units 100 M2	= 100m ² x 155 units = 15.500 m ² .
Units 200 M2	= 200m ² x 150 units = 30.000 m ²
Total	= 305 units = 45.500 m ² ~ 10 %
<u>of total units 2.870.</u>	

C. Population in The Area Calculation

Total units 2.870 units x 4 people/ unit = 11.480 people on 17 Ha area.

The density = 675 people/ha.

D. Building Coverage Calculation

1. Office	3.600 M2.
2. Commercials/ Shops/hotel	5.600 M2.
3. Apartment (High income group)	4.500 M2.
4. Apartment (Middle income group)	11.340 M2.
5. Flats and multi families housing (Low income group)	14.400 M2.
6. Shophouses	7.920 M2.
7. Social facilities.	10.460 M2.

Total 57.820 M2.

Building coverage 34 % (of 17 Ha).

E. Circulation Area Calculation

ROW 12 M: 2240 M X 12 M	= 26.880 M2.
ROW 10 M: 540 M X 10 M	= 5.400 M2.
ROW 8 M : 1020 M X 8 M	= <u>8.160 M2.</u>
Total area	= 40.440 M2~ 4 Ha.~23.5%

F. Building Coverage Calculation and Land Use Allocation

Final calculation on ground floor of the Karet Tengsin area:

a. Built area (buildings)	34 %.
b. Public Open Space	17.5 %.
c. Street and drainage	23.5 %.
d. Green space	25 %.