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Utilization Driven Diversity of Public Space in Rusunawa Makassar, Indonesia

Ratriana Said Bunawardi^{a,b*}, Yoshihiro Suzuki^a, Yuasa Hiroki^a

^a*Oita University, 700 Dannoharu, Oita, Oita Prefecture 870-1124, Japan*

^b*Alauddin State Islamic University, jalan Sultan Alauddin no. 36, Samata, Gowa, Sulawesi Selatan 90222, Indonesia*

Abstract

Affordable urban homes for low-income residents were built in forms of Rusunawa, where functions of public spaces in such place have been distorted from their initial functions. Study identifies the underlying reasons of the changes through observations, structured and unstructured interviews, combination of both interview, and person-centered mapping. Public spaces in Rusunawa can be categorized into eight locations (corridor, main stair, emergency stair, common room, building entrance, parking area, open space, and mosque). Variety of residents' activities (private, social, trading, supporting, and worshiping) in the spaces was identified for analysis and data enrichments. Residents' social background understanding should give a better planning on public spaces integration in city residential areas.

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1. Introduction

1.1. Structure

Indonesia has apartments (flats) of three common types: simple flats (Rusunawa), medium flats (apartments), and

* Corresponding author. Tel.: +62-811 4342 123 ; fax: +0-000-000-0000
E-mail address: ratriana@gmail.com

luxury apartments (condominiums). Based on ownership status, two types are identifiable: simple rented flats (Rusunawa) and simple owned flats called Rusunami (Kemenpera, 2011).

Rusunawa is characterized by informal residents' organization in accommodating their social interactions. The managers share responsibilities with individual and local government representatives dealing with the rental system, housing units, and facilities (garden and elements, worshiping house, sport space, playground, parking areas, elevator, main stairs, emergency stairs, corridors, and management offices), including standard infrastructure such as electricity, gas, plumbing, telecommunication, and common spaces (communal, commercial and multifunctional rooms) (Kimpraswil, 2007). Government regulation of flats recommends certain spaces as shared sections, integrated within buildings for collective utilization, communal rooms or areas for movement such as elevators, corridors, and stairs. Spaces include shared assets located on the grounds such as sporting fields, traffic areas, and pedestrian areas (Cipta Karya 1988).

As subsidized rental unit houses, priority is given to people with low incomes: maximum 2 million IDR (approx. US\$200) /month or in accordance with provisions stipulated by the Indonesian Ministry of Housing (Bappenas, 2013). Rusunawa is constructed within highly populated cities with more than 400 people/ha, with a high rate of urbanization or within urban slum areas. Four types of Rusunawa with area of 18–36m² (BSN, 2004) existed, by capacity from two adults or up to two adults plus two children (Kimpraswil, 2007). Flat users commonly require 9m² per person per room, but considering the renting power, occupancy area in Rusunawa is actually limited to 7.2m² (Kimpraswil, 2002).

According to the Statistics Bureau of Indonesia (BPS), the Indonesian housing backlog in 2010 was 13.6 million units, reaching more than 15 million in 2014–2015. The problem is predicted to worsen because of the growth of new households by an average of 800,000 units per year (Siregar, 2013; Kemenpera, 2013). The Indonesian government targeted construction of 1,000 new tower flats in 2009–2014, including 1 million residences per year starting from 2015. During this period, the authority for settlements reported that 270 new twin blocks of Rusunawa and 222 flats were built (82.2%) (Yuwono, 2012).

A preliminary study of Rusunawa Mariso examined it as pilot project of low-income housing in urban areas with a lack of standard facilities and infrastructure described in regulations, such as a lack of facilities for gardens, sports, or playground spaces. In some cases, the utilization of facilities has deviated, with unclear territorial borders leading to inappropriate space utilizations. Other problems in addition to water, air, and land pollution include improper building maintenance, lacking electrical lines, fresh water and waste management. Therefore, it is urgent to elucidate the reasons underlying these circumstances (Fig. 2). This study was conducted to identify public space diversity including evaluation of their utilization in Rusunawa Mariso, Makassar.

1.2. Literature Reviews

Residential areas are classifiable into private, semipublic and public spaces. The classifications are comparable to various terms in other studies (E.Hon-Wan Chan et al., 2008; Lee, 2011; Bell 2001). Private space is defined as a personal property or space with no disruption or intrusion, whereas semipublic is defined as a secondary part of residential areas, used restrictedly by inhabitants, but not to be owned, such as communal rooms, corridors, and vertical access. Public spaces have wider area and accessible anytime for a certain period, but cannot be acquired.



Fig. 1 (a) Mariso Rusunawa Subdistrict, (b) Map of Indonesia

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