

Evaluation of Urban Housing Renewal (Case Study : Sombo Walk-up Flats, Surabaya City)

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Abstract— Sombo rental walk-up flats is one of urban housing renewal flats in Surabaya. Previously, the condition of the settlement was very slum and dense. Then by the Surabaya city government decided to renew the settlement by constructing flats on the same place. This was done to improve the quality of the environment, social, economic and provide decent housing for the local community. This study used quantitative methods with data collection techniques was using questionnaires distribution to the original residents of Sombo rental walk-up flats. In addition, observation was also conducted by taking pictures in the field. Then the data was analyzed by using descriptive statistics. The results of the study based on the data and analysis indicate that most of urban housing renewal objectives can be said to be successful. Although there is still environmental degradation due to lack of awareness of residents in maintaining cleanliness and comfort.

Keywords—Urban housing renewal, Evaluation, Sombo walk-up flats, Surabaya, Slum area

I. INTRODUCTION

Slum and urban settlement areas are increasingly mushrooming, characterized by a lack of basic infrastructure such as social facilities. In addition, the slum causes poor quality of housing, environment degradation, the decline in productivity and economic opportunities and it also causes diseases [1]. The government has undertaken various attempts to address the problem of slums in residential areas such as Kampung Improvement Program (KIP) and urban housing renewal. Kampung Improvement Program was done to improve the physical quality of the slum area. However, after an evaluation of the Kampung Improvement Program, the program has not been able to solve the slum environmental problem. So that, urban housing renewal was chosen to improve the quality of housing and environment and also improve the socio-economic of the local community. Kampung Dupak Bangunrejo is one example which was received Kampung Improvement Program, but because the result of the program evaluation has not been successful so that the kampung was redeveloped in the form of flats without relocating the occupants [2].

The effort of urban housing renewal is not only to improve the quality of the housing environment, but also to improve the social and economic quality of local communities

[3]. In PELITA VI is stated that in the process of slum areas' arrangement should be built on the same place without relocating the old occupants. This is for the effectiveness and efficiency of urban land use due to land limitation [4].

Case study in this research is Sombo rental walk-up flats which previously was slum with inadequate and dense housing conditions. Then by the local government decided to renew the area by built flats on the same housing land without relocating its residents and it was done gradually.

Housing renewal in the residential area of Sombo was done to improve the quality of the slum environment, as well as to provide decent housing for the local community and also to improve the social and economic quality. Therefore, it can be said that the implementation of housing renewal in Sombo has been corresponding with the instruction of housing renewal, that it is not only to improve the physical of environment and housing, but also to improve the social and economic quality of the local community. In addition, the rental walk-up flats built on the same land without relocating the original occupants.

This study is an evaluation of the implementation of urban housing renewal in Sombo rental walk-up flats associated with its objectives.

II. THEORY AND METHODS

A. Definition of Urban Housing Renewal

House is not only used as a place to shelter but also used to rest, revel with family, enjoy a life that is able to meet spiritual needs such as comfort, safe pleasure and avoid health problems [5]. However, many low-income households are unable to access viable dwellings due to the low level of the community's economy, so the poor prefer to engage wildy and freely to avoid the cost. In addition, they settled on the that illegal land for many years [6]. The illegal residents have been accustomed to live there and have a bond with the place, so the government make an effort to renew the residential neighborhood by rebuilding slum area and replacing it with vertical housing without relocating local residents [3].

In the housing renewal must be able to solve the problem of slum in a fundamental way. So that in overcoming this problem, housing renewal effort is not just giving compensation to the landowner and homeowner and ask them to find their own housing. Because it can cause new slum area in other places. Therefore, it is better for local residents to be housed on the same place and replace existing housing with flats and then provide adequate facilities and infrastructure [3].

To be able to know the existence of post-renewal quality improvement, evaluation needs to be done by comparing the living conditions of the residents based on their settlement experience before renewal with after renewal [7].

So that it can be concluded that the urban housing renewal is an attempt to improve the physical quality of the environment and housing by providing housing facilities and infrastructure. In addition, housing renewal efforts should also improve the social and economic quality of local communities. In an effort to renew the slum neighborhood, it would be better if it was done without relocate the occupants and replace the existing dwelling with flats.

B. Walk-up Flats

According to [8], flat in an environment divided into structurally functional parts in horizontal and vertical directions; and are the units that used separately. Its tenure status is rent and is built using the State Budget and / or Regional Revenue Budget with its main function as a dwelling. While the definition of rental flats according to [9] is an apartment leased to urban communities who cannot afford to buy a house or who want to stay for a while.

The status of flat that built in the framework of renewal is rent because the land inhabited by the community is illegal. So the rental walk-up flats functioned as a transitory housing where the residents of the walk-up flats rental did not live permanently, but the rental walk-up flats became the place to go through the process of achieving establishment, not left out and able to keep up with the city's dynamic and highly developed. So that the walk-up flats are arranged to provide decent dwelling and hopefully the residents of the walk-up flats will move from the rental walk-up flats and can access the dwellings independently [10] [11].

Flats in the context of housing renewal become an acceptable effort, but the people who live in the flat should be able to adapt. The provision of flats is used as a stimulant to improve the slum environment and provide facilities and infrastructure [10].

C. The Objectives of Urban Housing Renewal in the form of Walk-up Flats

1) Improving environment quality in slum area

According to [12], slum areas are inadequate settlements due to building irregularity, high density, and quality of buildings and facilities that do not meet the requirements. Meanwhile, according to [13] states that a slum is an area that lack of basic services such as access to clean water, sanitation and other important infrastructure. Houses in that settlement are made of poor structures with highly density population, unhealthy environments, lack of land ownership and are in high poverty.

From the above description can be concluded that to improve the quality of slums is to provide decent and regular housing accompanied by adequate housing facilities and infrastructure.

2) Providing decent and legal dwelling

According to [12] state that a decent house is a house that meets the building safety requirements, minimum adequacy of building area and ensures occupant health. Meanwhile, according to [14], the right to decent house must be included with: (1) freedom, that is free from evictions, free from interference of others concerning privacy, and free to reside (2) entitlement, where the public is entitled to gain access decent dwelling, the right to participate in decision-making in the community; (3) the availability of services, facilities and infrastructure in the settlement; (4) affordability of the community to obtain adequate housing in accordance with its financial condition; (5) ensuring a decent house which can protect from heat, rain and cold; (6) affordability of public facilities; and (7) residential location adjacent to the workplace and urban facilities.

3) Improving the quality of social aspect

According to the theory of hierarchy of needs states that social needs other than those associated with psychological and sense of security, humans can also feel lonely that requires a good friend to live or socialize. Human is increasingly feels the need to be a part of a community in their environment [15]. Human by using their mind, instinct and feeling have a desire to unite with their neighbor and the nature. At first, humans live individually and in its development, humans realize that they need each other. So that humans need to have a space as a place to interact. Space interaction becomes a place for people to live their nature as social beings. Space interaction can create togetherness in community [16].

4) Improving the quality of economic aspect in the local community

According to [17], the purpose of housing and settlement development is to support economic activity in a coherent system to preserve the environment and natural resources, so that all layers and segments of society can be included in the activity in settlements that support the quality of sustainable settlements. According to [18], the economic sector becomes a form of resilience to face economic pressures, but in the other hand it can also have the effect of vulnerability in terms of competition on a larger scale. However, dwelling must be integrated with economic activities so that dwelling is not only as a place to live but also can be used as a place of business [19]. So that it can be concluded that to improve the economy of society, in the implementation of housing renewal, dwelling should be integrated with domestic economic activities.

D. Research Method

This study used quantitative method with data collection technique were distributed questionnaire and field observation. The sampling technique is using purposive sampling to the original residents of the flats where they have lived in the area since before renewal is done until post-renewal takes place. This study compared the resident experience when they were living in kampung and living in walk-up flat. After the data is

processed through microsoft excel, then the data is analyzed by using descriptive statistics where the data are presented descriptively.

III. RESULTS AND DISCUSSION

Sombo rental walk-up flats was built in 1989 based on an agreement between the government and the residents. The implementation of housing renewal was done by building rental walk-up flats on the same land without relocating local residents to another area. This action is in accordance with the mandate of Pelita VI. Sombo rental walk-up flat consists of 10 blocks with each block consists of 4 floors.

A. Improving environment quality in slum area

According to most residents, stated that the physical environment condition after housing renewal is much better than before. Formerly the condition of the settlement is very slum with the density of occupancy and the population is very high. In addition, there are also residents who are willing to live on the former cowshed.



Fig. 1. The existing of Sombo walk-up flats

Environmental infrastructure conditions such as drainage, local pathway, clean water for cooking and bathing, and the availability of electricity are much more adequate after housing renewal. Before housing renewal was done, the Sombo settlement area often flooded due to inadequate drainage conditions. In addition, the condition of the pathway at that time was still a land with irregular form. Far different from now where the local pathway is in paving. The source of clean water for bathing and washing is a communal well, while for cooking and drinking the local community buys literal water. In contrast to now where city water is already available except in blocks B, C and F due to water payment arrear. As for the electricity facilities, now all residents have their own electricity meter in each residential unit. Before housing renewal, many of the residents who still do not have a personal electricity meter.

Availability of social facilities after housing renewal have been very adequate where there are mosque, educational facilities in the form of PAUD / TK and Madrasah Ibtida'yah, green open space, children playground, and sports facilities. Whereas before housing renewal, these facilities still did not exist due to inadequate settlement conditions. In addition, in

Sombo rental walk-up flats also provided toilet where on the 1st floor there are toilet in each unit while on the 2nd to 4th floor is provided communally. While in the period before housing renewal, most residents must use communal toilet with inadequate conditions.

However, based on the results of field observations indicate that environmental degradation still occurs such as scattered waste and physical dwelling which began to decline. This is due to the lack of attention of residents to the cleanliness of the environment.

B. Providing Decent and Legal house

At the time before housing renewal was done, more than 50% of occupants inhabited non-permanent and semi-permanent dwellings. At that time, it was still very rare to find any occupants who had permanent dwellings. This is because the economic conditions of residents are still very low. Compared to now, residents feel the rental walk-up flats is much more feasible because of its permanent condition and also avoid the occupants from the heat and rain. Most of the residents feel comfortable living in flats. However, the problem is the area of residential units that do not match the number of family members per residential unit. So that it will be easy to find residents who use the flat corridor to rest well in the day and night. In addition, the number of resident belongings cannot be accommodated in residential units, so that residents put their goods in the flat corridor.

C. Improving Social Quality of the Community

Residents feel the social interaction in the apartment is good enough. However, based on the results of data processing shows social interaction in the community declined after housing renewal was done. This is likely due to vertical occupancy conditions that causes residents prefer to be on the floor of each dwelling, especially old ladies. But the old men in the flats did interact very often with residents of the same floor, different floor or different block.

Residents of walk-up flat usually do social interaction in the corridor and in open spaces that available in that place. Even children take advantage of a wide enough corridor to play together. This is the same as when they were still living in the kampung where they used the kampung’s pathway as a place to interact.



Fig. 2. Kids are playing at walk-up flats corridor

Security in Sombo rental walk-up flat is quite good because the manager of the flat has provided security guard who guard for 24 hours. However, based on the results of data processing showed a decrease in the quality of security after housing renewal, but the decrease is not too significant. The security problem that occurred was the lack of integration between residents and security guards in security custody.

D. Improving Economic Quality of the Community



Fig. 3. Domestic economy activity in Sombo walk-up flat

Based on field observation found that many residents who conduct business trading in the flat, either in the flat corridor, near the gate block or in an open area in the flat. The types of trade they do are diverse such as the stalls that sell fried snacks, kiosk and another business. According to the results of data processing shows that many of the residents who had not been doing business, but after urban housing renewal they do. There is even some residents doing business outside the flat. However, the irregularities of residents in conducting trading activities cause the condition of the flat looked shabby. Actually, the residents are not allowed to sell in the corridors. Trade activities are only allowed in places that have been provided. However, many of the residents are reluctant to sell in places that have been provided because it feels too far from its residential unit.

IV. CONCLUSION

Based on the results and discussion found that the physical condition of environment and housing after urban housing renewal in the form of walk-up flats has been much better than before. In addition, the dwelling in the flat is more feasible than before. Environmental and dwelling facilities and infrastructure have been met adequately. However, there is still degradation of environment and buildings happened in the walk-up flat due to lack of awareness of residents in maintaining cleanliness of the environment.

The social interaction and security is decreasing after housing renewal compared to before due to vertical housing condition and lack of integration between security officers and residents in maintaining the safety of the flats neighborhood. But the decline is not significant. Residents utilize open spaces in the flat as a space for social interaction.

In term of economic condition in the community has increased because in flat has provided a place to conduct business activities. But not all residents use it. This is because the residents feel that the area has been provided too far from its residential unit. So that, the residents prefer to do business in the residential unit or in the corridor.

Based on the explanation above, it can be concluded that most of the objective of urban housing renewal in the form of flats has been successful. Although there are still things that need to be considered such as raising awareness of the inhabitants of the environment, creating bonding among residents and increasing local economic productivity.

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