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STRATEGY OF URBAN KAMPONG DEVELOPMENT: ANALYSIS OF PROSPECT AND MODELLING, "LAND SHARING", AS AN ALTERNATIVE TOWARD CONVENTIONAL APPROACH

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Abstract

Kampung kota tidak bisa dipisahkan dari kota dan perkembangan kota, lebih-lebih bagi Bandung sebagai kota keempat terpadat di Indonesia. Pada 402 luasan hektar lahan, terdapat 205.465 penduduk. Populasi selalu memiliki keterkaitan dengan masalah perumahan, termasuk bagi kota Bandung, dari 139 kelurahan, tercatat 60 dalam kondisi buruk, hanya 17 pada kondisi yang baik. Kota selalu berkembang, sementara tanah tidak, kemudian masalah menjadi semakin rumit, terjadi invasi lahan terhadap permukiman oleh berbagai jenis fungsi. Konflik lahan selalu menjadi isu sehari-hari, juga di Kota Bandung. Ruang juga arsitektur mendapatkan gangguan , semakin buruk dari hari ke hari. Pemerintah kota memiliki wewenang untuk mengatur hal tersebut tapi masalah selalu muncul karena terjadi pembangunan sebagai Negara berkembang, meskipun suatu kota adalah kota yang terencana. Selalu terjadi kenyataan tidak seperti rencana. Mengkaji dari perkembangan kota di Negara maju, meskipun suatu kota adalah kota yang terencana, hal tersebut sulit dihindari. Terjadi peningkatan invasi lahan , yang diperebutkan adalah lokasi, lokasi dan lokasi, pengusiran selalu terjadi sementara terhadap penduduk-penduduk illegal. Pada kondisi ini hendaknya peneliti menjadi fasilitator. Terlebih penelitian mengenai aplikasi manajemen lahan masih sangat terbatas untuk kota-kota di Indonesia. Adapun penelitian ini adalah sebuah cara untuk mengatasi permasalahan tersebut.

Strategy of Urban Kampong Development: Analysis of Prospect and Modelling "Land Sharing" As An Alternative toward Conventional Approach

1. Background

Urban kampong (kampung kota) can not be separated from the city as well as city development and Bandung is the fourth of highest density city in Indonesia. On 402 hectares of land, there are 205.465 lives of inhabitants. Population always has correlation with housing problem, also in Bandung city, from 139 municipals (kelurahan), it is noted that 60 municipals are in very bad condition, 9 municipals are in bad condition, just 17 municipals are in good condition.

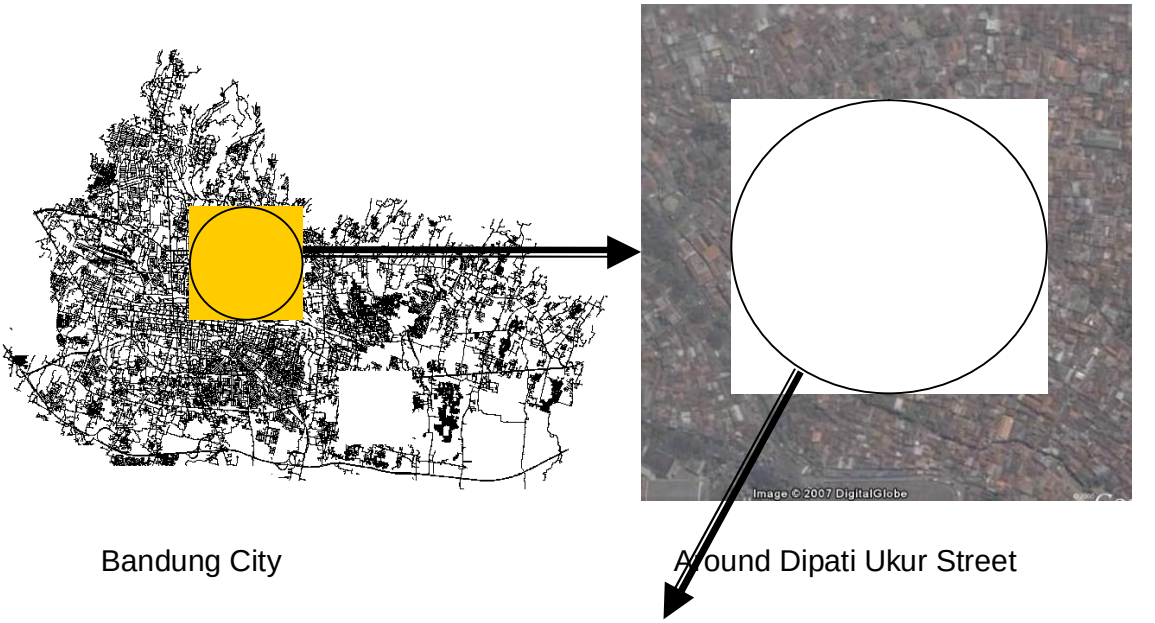
The city is always growing, meanwhile the land is not, therefore the problem becomes more complex signed by land invasion to settlement by various new functions. Conflict of land ownership always becomes daily issue, also in Bandung city. Space as well as architecture is getting disturbed. It is becoming worse day by day.

The city government has a law to arrange the problems. They always appear because there is frequently different perspective between the law and the reality in the field. Learning from city development in developing countries, thought it is planned city, there always happens that the reality is not the same as the plan, the conflict can not be avoided. Land invasions by investor always increase, the most wanted is location, the second is location and the third is also location, eviction frequently appears meanwhile there is not the best way out mainly for communities who have been there for long time. On this condition it is so real that researcher has the urgent function as facilitator as well. On the other hand, researchs as well as applications of urban land management are still limited.

In sum, it is very important to analyze and to make application of models of land management in the city. This research is in context to face the problem above, to analyze prospect and to make application of model of land sharing as one aspect of land management in housing environment.

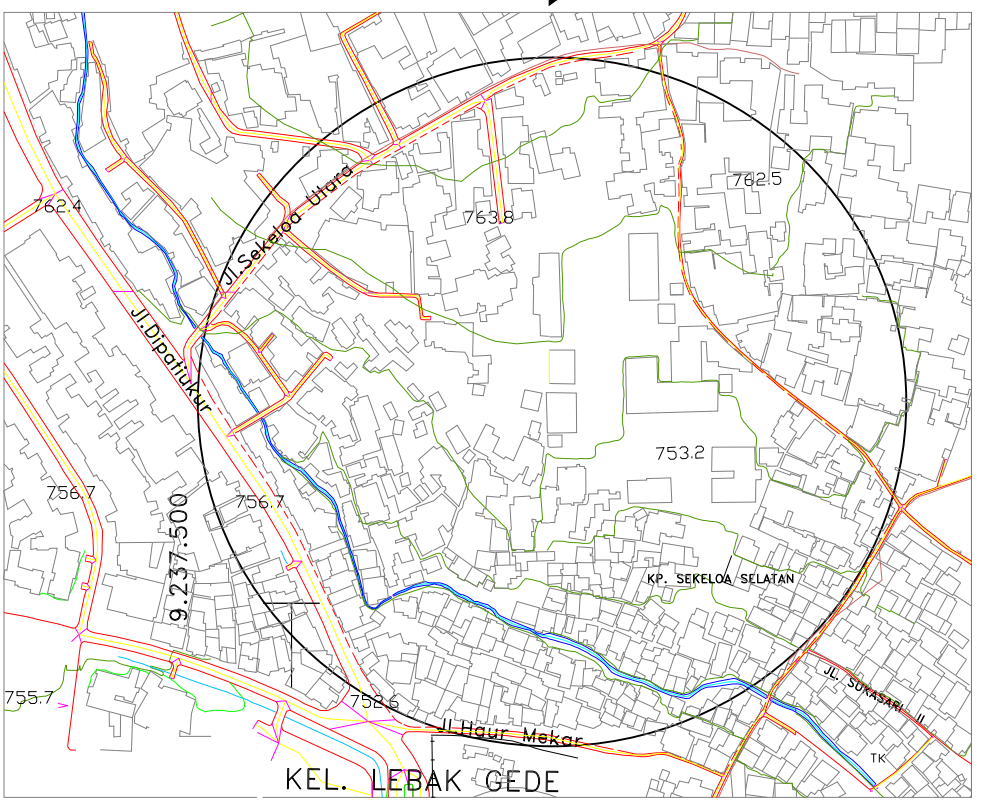
By this research, it is hoped to be the first track towards the next step of applications in city development so that it is more planned and more sustainable, in this case is in Bandung City. The main problem of this research is that a phenomenologist in brief is still unknown clearly by community. Therefore, it is needed the best method of approach to slum dwellers as well as other stakeholders, besides of theoretical and methodological approach. Location of this Research is in Kampong Sekeloa, Lebak Gede, Bandung City with the width of area 10,7030 Ha. In this area, there is about 8271 families live in illegal land. The landlord is UNPAD with SK No. 64/SPPH/WK/73, September 7, 1973. We as researcher had met Rector of UNPAD to know more about background and possibility of this concept (Land Sharing) in location.

LOCATION



Bandung City

Around Dipati Ukur Street



Area of Land Sharing

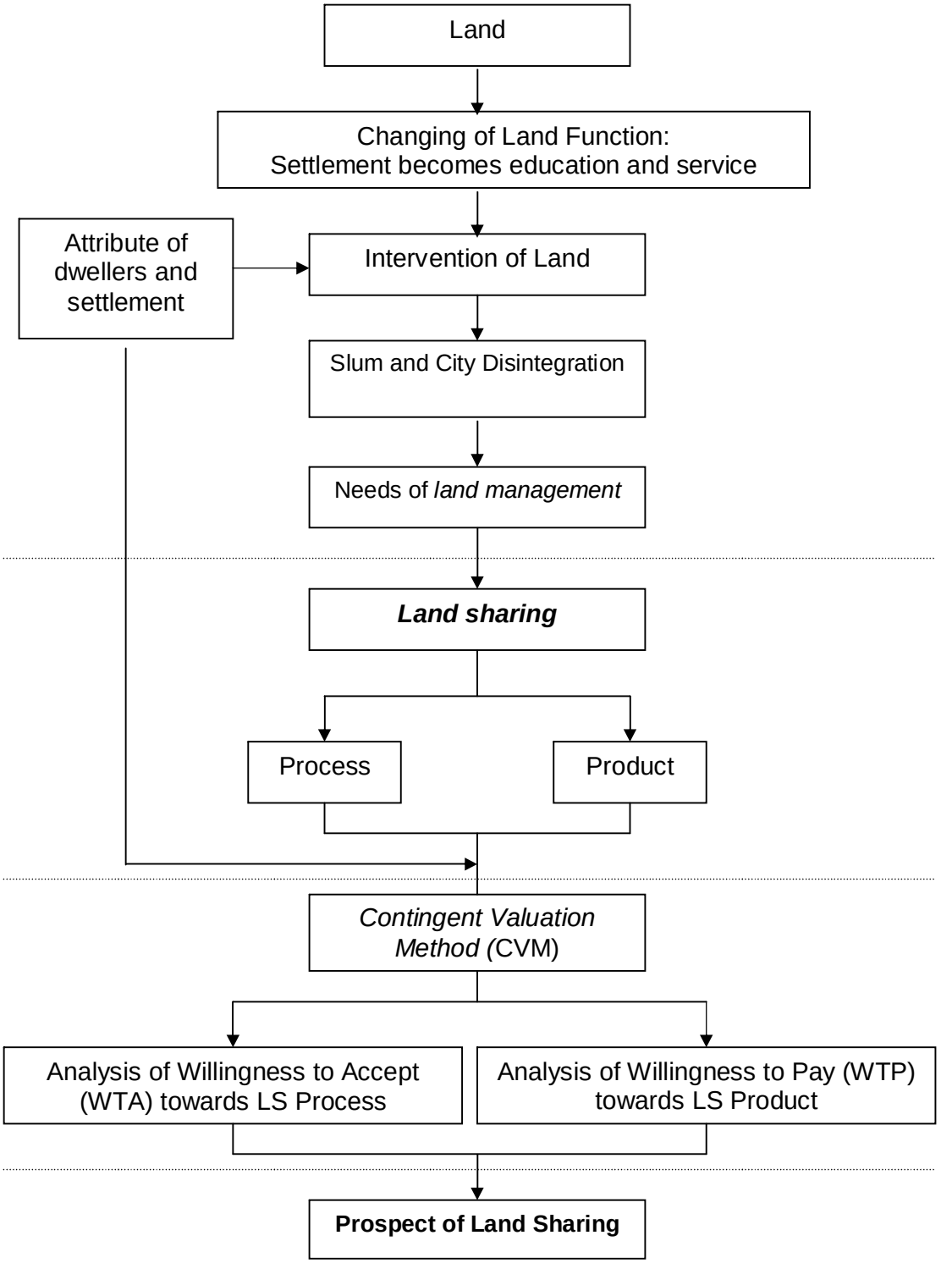
2. Goals of Research

Based on description of background above, goals of this research are:

1. Finding what vision of landlord about function on the land is, to be combined with land sharing method to solve the problem in location. In this context landlord is Rector of UNPAD.
2. Analyzing responses of slum dwellers based on *Willingness To Accept*/WTA based on process of LS: aspects of land (physical process, such like: reduction and re-plotting of land), re-construction or changing of kavling layout and developing new settlement (aspects of settlement), therefore all processes of non physical such like: activity of dwellers, power as well as thinking mobilization, and probability of pollution due to LS activity, in the context of relation with condition of social and economy of landlord and characteristic of settlement which exist.
3. Analyzing responses of slum dwellers based on willingness to pay (WTP) based on LS products such like: land legality, housing reconstruction, infrastructure completion, and public facility, housing layout as well as kavling layout in the context of relation with condition of social and economy of slum dwellers and characteristic of settlement which exist.
4. Finding dominant variables from processes and products of LS, based on responses of slum dwellers.
5. Formulating concept/ model*) physical planning, system of management and funding which could be used in location based on responses of landlord as well as slum dwellers.

*) physical planning, system of management and funding

Picture 2 Framework of Research



3. Theories

Land sharing is one of land management systems besides land consolidation and right conversion method. By this concept, the land use is divided into two parts, one is used by the landlord and the other is used by the present occupants of the site that can be a pragmatic and constructive resolution of these conflicting claims. It becomes a realistic agreement between landlords and slum dwellers when the intentions of landlord to repossess the land become clear to the resident, and when the resident decides to resist their eviction.

The five basic of requisites of land sharing are:

1. Community Organization: Negotiations for land sharing are required that slum dwellers organize to counter the threat of eviction.
2. A land sharing Agreement: This requires a binding agreement to partition the land. Usually the land parcel with the best development potential is allocated to the landlord.
3. Densification: Re-housing the community in a smaller area requires increased residential densities.
4. Reconstruction: The increase in density and the need to clear part of the site usually necessitates the reconstruction of houses.
5. Capital investment: Reconstruction requires capital from the domestic savings of the residents or loans from outside sources.

Land sharing is increasingly viable in the following situations:

- The lower the development pressure.
- The better cooperation of the landlord.
- The more legitimate is the occupation of the land by the slum dwellers.
- The earlier the stage in the eviction process.
- The stronger the community leadership.
- The stronger the support from outside agencies.
- The lower the existing residential density.
- The smaller the existing residential density.
- The lower the value of existing houses.
- The higher the ability to pay for housing.
- The better the access to sources of housing finance.

4. Research Method

The Method used is Contingen Valuation Method (CV-Method). The CV method is a survey-based method used to value environmental goods. The principal idea underlying this method is that people have truth, but hidden, preferences for all kinds of environmental goods. It is further assumed that people are capable of transforming these preferences into monetary units (d'Arge 1985). On the basis of these assumptions, the CV method values environmental goods by simply asking respondents one of the following questions:

- What is the maximum amount of money you/ your household would be willing to pay (WTP) each month/ year for obtaining the environmental improvement ?
- What is the minimum amount of money you/ your household would be willing to accept (WTA) each month/ year for accepting the environmental deterioration?

5. Analysis

To see the composition of buildings in Sekeloa, the majority has function as housing about 70 %. Meanwhile, about 10 % has function as commercial and 20 % has function as educational building (UNPAD) and 30 % has function as others. Many kinds of functions of commercial spread along Dipati Ukur Street. They are such like computer rent, fotocopy, shops, internet, and many kinds of service facilities. Also in around of housing environment, for examples : home industry, salon, small shops, etc. As character of others kampong in the big city in Indonesia, there are lack of public facilities, for example: open space and public service facilities. As others kampong, it is growth sprawl.

The total of inhabitants in this location are 8271. Total of respondents are 200 heads of family. To be Seen of distance from house to working area, respondents agreed that their working areas are near from their houses (34%), therefore 27 % said that it was rather near from their house, and 25 % said that their working areas were very near from their houses. Only 11 % said that their working areas were far and very far from their house. Perception about distance to Central-Public Facility, 64 % said that it was near. Meanwhile about accessibility to get location, 54 % of respondent said that it was easy, and 24 % said that it was rather easy. It was easy to find public transportation facility in Dipati Ukur Street, but unplanned growth of street network around housing environment causes frequently enough difficult to find house.

About Willingness To Accept (WTA), development process can be seen that majority respondents did not agree to give contribution in development process without compensation, 43 % respondents said disagree, and 36 % said very disagree. Meanwhile about willingness to have contribution to give opinion, 36 % of respondents said that they agreed and 31 % said that they did not agree. From these, we can see about willingness to accept (WTA) of communities, therefore the next step from these, it is should be considered how to negotiate or how to pay compensation of WTA.

About ability of Willingness to Pay (WTP) of housing improvement from subsidy of government,it can be seen that there is variation of ability of respondents. Repairing wall is the most preferred by 33 % respondents, therefore repairing floor and wall, and material changing of roofs becoming zinc is to be preferred by 28 % of respondents. It is similar to that, about redevelopment and reconstruction of housing to higher density. Quality of housing which most preferred is in middle quality for horizontal housing as well as vertical housing.

Slum dwellers prefer grid and cluster of housing layout but for reason of efficiency, grid and linier is the best. Meanwhile for infrastructure and open space are the best choices. Slum dwellers prefer street with normalization of width of the street and all kinds of improvement of the street. Therefore open space preferred is which is completed with facilities until children playground. These all can be a consideration for developing housing environment.

By process LS, we will get much benefit. Slum dwellers still live in location, though getting reduction, but they will get the better environment from quality of housing as well as public facilities. The landlord is also getting benefit. They can get productive land without getting refutation from slum dwellers. The government is also getting benefit, because they should not need to payment more in redeveloping slum area.

This research is not easy to apply in field as another research about land management. In this research, community is also anxious to be evicted. But, basically it depends on prologue of surveyor which describes concept of LS in field. By remaining about illegal land which is settled by community is the first reason which should to be described to them. Therefore, benefit of LS as the problem solving for illegal land should be described. The most important to be remembered is how to use simple language about concept of LS and CVM. Those are 3 factors that can be the guideline to slum dwellers in giving positive responses about LS. But about filling questionnaires are exist naturally, on the other words that it depends on slum dwellers. Most detail of concept is not enough to be understood by them, they still have agreement in level of middle, for

example about giving contribution in development, also about preferences of infrastructure improvement and development of open space. Also from result of regression and correlation analysis, it had been known that just a part of variables have significant effect and correlation.

That can be accepted because the scope of land is width enough (> 10 Ha). Therefore the next research which is more detail is should be done. Description above is also making clear that it is should be done the next research about system of organization as well as funding of LS. This research should be done parallel with physical implementation of housing development based on aspiration of community (bottom structure-approach) by forum which more segmented. Therefore it has to be cross checked into how the readiness of system of application of LS later.

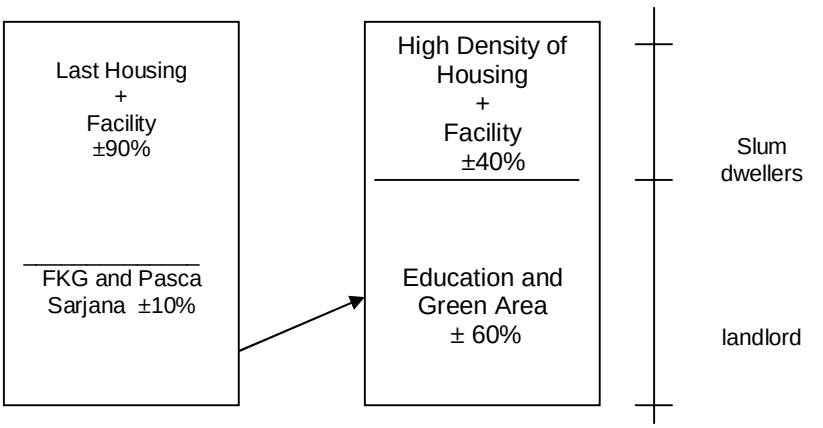
6. Conclusion

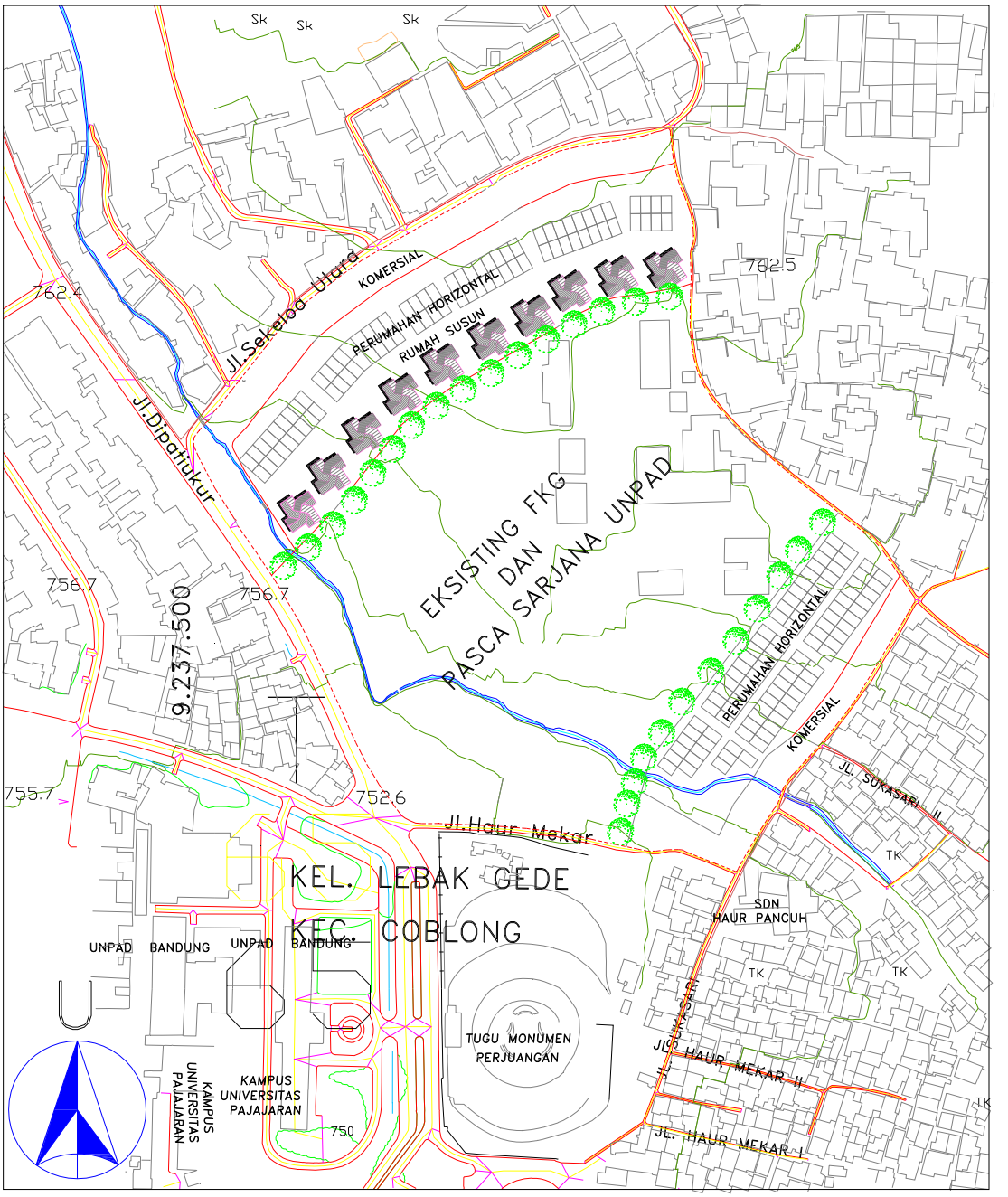
Generally, LS has probability to be applied in location. It can be seen from perception of community in Willingness to Accept (WTA) and Willingness to Pay (WTP), which is asked by questionnaires. A part of slum dwellers hope to get better environment than last environment, but majority of them can accept new concept of housing for example high density housing by horizontal technique as well as vertical housing (apartment). The most important thing for them is that they can get land legally, which becomes the biggest problem for them for long time.

In location, Proposed system of land sharing is 60:40, in which 60 % is for land owner, Universitas Padjadjaran (UNPAD) and 30 % is for communities that is living as illegal settler. Therefore Land owner can develop the land for education facilities. A part of strategic area is able to be developed later to be commercial area (for example the land along of Dipati Ukur Street). A part of benefit from development of commercial area can be used to pay housing reconstruction (cost land sharing concept)

It is following propose of re-composition of land for LS in location:

Picture 3
Propose of Re-composition of Land for LS





Picture 4

Scheme of Land Distribution : for University, for Housing and for Commercial
As first model which will be continued to be discussed among Land Ownership, Local Government, Communities and Capital Investment.

For principle of reduction and re-plotting can be referred from principles of Land Consolidation (LC) or from other programs of land management because there has no regulation of application of LS in Indonesia. Slum dwellers will have to pay 30 % of contribution from their part of land which is getting reduction for development commercial area as well as infrastructure. But this calculation has to consider later, depend on the agreement of community and land owner based on land value, land width, and condition of housing environment now and later.

Many changes wanted by community are drawn by process and product which are preferred. For example for: The changing of housing layout in which for reason of efficiency, grid and linier will be much more considered. Consideration of high density of housing which had been accepted is horizontal layout than vertical lay out (apartment). Community prefer horizontal layout because they will get open space, but it is actually still probable to be developed in vertical housing (apartment) by selection the best layout. The most important thing is that they can get land legally. The detail of design of housing will be analyzed later on the next step of this research (Research of The Second year). Also it will be analyzed on the next step is analyzing of organization of housing development in location.

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