

Policy Brief

PERUMAHAN GOTONG ROYONG

Collective Housing, A Solution for Housing Problem in Indonesia



Yayasan Arkoin Indonesia
Rujak Center for Urban Studies
Urban Poor Consortium
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BACKGROUND OF THE ISSUE

*Housing and Settlement Issues
in Indonesia*



Long Winding-Ways to Fulfill Decent Housing

Since Mr. Hatta opened the Housing Congress in 1950, the issue of decent housing for the people has been far from ideal. The fulfillment of decent housing is one of our state goals, as stated in Article 28H of the 1945 Constitution. The realization of the Right to Decent Housing does not mean that the State must build a home for all families in Indonesia, but it should be understood as the obligation of the State to ensure the fulfillment of decent housing progressively through policies, including regulatory and financing components. We must equally recognize that Decent Housing is a Human Right, as ratified in Law 11 of 2005 on ratification of the International Covenant on Economic, Social and Cultural Rights.

However, it turns out that forced evictions in various cities and regions still occur. Even for the younger generation, based on multiple studies, it is increasingly difficult to get a decent residence in the middle of the city. Proper infrastructure as a component of decent housing, such as clean water and sanitation, is not necessarily realized in every dwelling. There are still many dwellings inhabited by so many people, but at the same time, there are dwellings that are so large and abundant but without any residents.

What was spelled out in the previous paragraph was a symptom and not a real problem. Culturally and traditionally, the fulfillment of housing is considered a social production. Even now, 69% of dwellings are self-fulfilled. The strength and empowerment of the community is actually a large capital in the efforts to fulfill decent housing. But still good government, and utilized by developers, buzzing about the backlog of residential ownership, with developers instead become the backbone and the government's largest partner in the fulfillment. Housing as a social and self-help product that is communal eventually slowly turns into an individual and market relationship.

The underlying problem that occurs is:

1) Land tenure inequality

The land in the city is increasingly controlled by a handful of parties with astonishing proportions. According to a World Bank report, in 2015, 0.2% of Indonesia's population held 74% of all land, while 99.8% of Indonesians only got the rest. In the Jabodetabekpunjur area itself, RCUS calculated that in 2018 developer Tbk controlled about 35,000 hectares as land reserves (land banks), or equivalent to 60% of the area of DKI Jakarta Province. Arkom found that only 3.8% of the people lived on privately owned land in a research conducted on poor communities in Yogyakarta. Land tenure inequality contributes to the increase in land and residential prices, in addition to other negative urban impacts, such as the widening of urban development and ecological crises. The impact of inequality is not only real in Jabodetabek and Yogyakarta but also occurs in Surabaya, Makassar, and Surakarta. For example, the price of land in Surabaya in 2 years can increase from 60 to 100%. The Government's Land Bank, including State-Owned Enterprises, often cooperates with the private sector compared to the community or society.

2) Housing sector liberalization

After the 1997 Monetary Crisis, the portion of the housing-related budget in Indonesia decreased. In 2015, the housing budget was only 0.4% of the total state budget, or equivalent to 0.06% of GDP. Housing procurement, especially to meet the supply side for low-income people, relies heavily on financing through the secondary market, which is channeled through banking. This model also relies heavily on developers to continue building subsidized housing. The government-banking-developer triage brings public housing to a market where only individuals deemed "bankable" can access the program. Subsidized residential products offered are also very limited in choice. Liberalization not only hit housing for MBR, but also housing in general. The absence of mechanisms to control the provision and demand of housing makes occupancy also a product of speculation, financialization and investment.

3) Decent housing is considered a sectoral issue

Despite the existence of Article 28H of the 1945 Constitution and the ratification of Law 11 of 2005, decent housing is only considered as a part of an infrastructure or sectoral problem. In addition, the issue of human rights is not prioritized in various housing-related policy products. Various policy products run on their own, such as agrarian, space and zoning, housing finance to planning are in separate sectors without there is a clear strategy and holistic institutions. Improvements to villages that often occur in communities' areas are not preceded and based on participatory planning and a desire to resolve conflicts space and agrarian. Finally, repeated slums, gentrification and forced evictions continue to threaten.

The three main problems eventually resulted in derivative problems and caused other symptoms, for example:

- Available housing is increasingly unaffordable

The ratio of home installment values to UMR in DKI Jakarta, DIY, West Java, and East Java in 2017 has reached 77.04%, 85.01%, 88.9%, and 124.34%. This means that the burden of installment payments that must be borne by workers has spent most or all of their income.

- Forced evictions are still and will continue to occur

Land tenure inequality, which leads to the increasing lack of affordable housing in various places, is also the main cause of economic-social inequality problems in the community. The assumption of decent housing is only a matter of the housing sector, making the issue of agrarian conflicts related to occupancy never discussed in the affairs of village improvement. The root of the problem is considered not a housing affair but ultimately becomes the main cause why forced evictions continue to occur.

- Negative effects of ownership-based home

Existing subsidized financing programs are being poured into subsidizing home ownership as part of efforts to "address the backlog of ownership". Homes are based on limited resources (i.e. land), and residential property prices almost never decline. Here it is clear, the market mechanism of the law of demand and supply does not apply. When prices are high until they can no longer be absorbed by the community, house prices remain high. It is this proprietary model that drives speculative demand. Therefore, the house should not be needed as a commodity product. And funds that come from the public should not be used for individual ownership.

"

The old way that continues to be repeated is clearly no longer able to ensure the fulfillment of decent occupancy. We need to dismantle socio-economic relations in the fulfillment of decent dwellings, and restore the essence of decent housing as a human right and public object. And for that we need a paradigm shift in procurement to decent residential financing, including land, spatial, institutional and financing issues.



***BEST PRACTICE OF
PERUMAHAN GOTONG ROYONG***

In some cities in Indonesia

KAMPUNG PISANG, MAKASSAR

Gotong Royong creating Kampung

Location : Pulau Bungkutoko, Kendari
 Duration : 2009-2011
 Number of HH : 40 HH
 Type : Relocation and Land Sharing

Prior to the Makassar mayoral election in In 2008, UPC and KPRM mobilized 65,000 urban poor people to enter into political contracts with candidates for mayor to be able to accommodate several things, one of which is to prevent evictions. The political contract was successful. Exactly a year later, Kampung Pisang (part of KPRM) was threatened with eviction by the private sector. Kampung Pisang itself is inhabited by the Makassar tribal community consisting of 40 families, with an average family member of 5-6 people. Family relations and a sense of mutual cooperation among residents are still very close.



Process Overview

The community of Kampung Pisang negotiated with the landowner, facilitated by the government. Their settlements had to shift 100 meters on land with the same owner as a result of negotiations between the landowners, the community, and the government. The land ownership process was finally completed with a land consolidation mechanism belonging to the Makassar City government with a record that the community returned most of the land they occupied as a form of the consolidation process. From the beginning, the process was carried out by the community and accompanied by Arkom Makassar and KPRM.

Collaboration

Partner Collaboration	Collaborator's Role
Community of Kampung Pisang	As the main actor in every process, both in the implementation process and saving money to support the development process
UPC	Support collaboration and advocacy processes at the local and central government levels
KPRM (Komite Perjuangan Rakyat Miskin)	Organizing local communities in the process of mapping, planning, designing, and implementing community development
RUJAK, Arkom Jogja, dan Arkom Makassar	Organizing and assisting technical processes in the community including planning, designing, and implementing participatory housing development
Ministry of Social Affair	Provide financing support of IDR 10,000,000.00 for each house construction
Ministry of PUPR	Provide support for road construction and paving blocks for reconstruction of Kampung Pisang
City Government	Facilitate the negotiation process between community and land owners.
ACHR (Asia Coalition for Housing Right)	Provide a development stimulant fund of USD 40,000 for the construction of houses and public spaces

Implementation Process



Existing Settlement of Kampung Pisang and Land Identification or survey by Community



Community Participatory Planning Process of perumahan gotong royong in Kampung Pisang



Site plan and design perumahan gotong royong di Kampung Pisang by Community

BUNGKUTOKO, KENDARI

Gotong Royong of Muna ethnic building their Kampung

Location : Pulau Bungkutoko, Kendari
 Duration : 2011-2012
 Number of HH : 65 HH
 Type : Satelit Relocation

Bungkutoko Island is located in Bungkutoko sub-district, Kendari City, Southeast Sulawesi. Despite being part of Kendari City, which is the provincial capital, this area is far from the hustle and bustle of the city. 90% of the people living in this area work as fishermen. This community is a traditional Muna tribe people who have lived in this area for more than 20 years. During that time, they occupied government-owned land with inadequate housing conditions. Until 2009 they received RTLH assistance from the government. Residents living in Bungkutoko are members of the UPLINK (Urban Poor Linkage) network initiated by UPC (Urban Poor Linkage).



Process Overview

In 2011 the Kendari City government reviewed the city planning document and determined land-use changes in the Kendari Bay area. This change occurred due to the initiation of port development. This affects the settlement area in Bungkutoko, which is inhabited by the traditional Muna Tribe, which is threatened with eviction. UPC, Germis, and Arkom Makassar initiated the mentoring process for the Bungkutoko community in initiating the process of building gotong royong housing.

Collaboration

Partner Collaboration	Collaborator's Role
Bungkutoko's Community	Carry out each process in mutual cooperation, including collecting savings for the reconstruction process
UPC	Support collaboration and advocacy processes at the local and central government levels
Germis	Organizing the local Bungkutoko Kendari community in the process of mapping, planning, designing, and implementing community development
RUJAK, Arkom Jogja, dan Arkom Makassar	Organizing and assisting technical processes in the community, including planning, designing, and implementing participatory housing development
Ministry of Social Affair	Provide financing support of IDR 400,000,000.00 for development house for 65 KK
City Government	Facilitate the land acquisition process
Community of Kampung Pisang Makassar	Sharing knowledge about carpentry skills from the mutual cooperation housing process in Makassar from the previous year

Implementation Process



The traditional settlements of the Muna Tribe and the initial process of community meeting to plan their kampong



Community planning of Perumahan gotong royong in Bungkutoko



Design and Implementation of Perumahan gotong royong in Bungkutoko

KEPRABON, SURAKARTA

Rumah Renteng Keprabon

Location : Kampung Keprabon RT 06
RW 05, Surakarta
Duration : 2014-2015
Number of HH : 46 HH
Type : Land Consolidation (Reblocking)

Keprabon village is a village located on the banks of Kali Pepe. Administratively, this village is located in RT 06, RW 05, Banjarsari District, Keprabon Village, Surakarta City, Central Java. The number of people living in this village is 46 families. Most of the people work in the informal sector, such as selling plants, opening workshops, selling angkringan, and others. For approximately 20 years, they have occupied land on the banks of Kali Pepe, which is government-owned land. Most of the houses built by residents use non-permanent materials such as zinc and bamboo. However, some houses are also built using bricks.



Process Overview

In accordance with the structuring plan of the Surakarta City Government to make the Kali Pepe bank area as waterfront area. The planning will certainly have an effect on the community living around the banks. Therefore, the government initiated a community-based structuring process by conducting participatory mapping as a first step. Furthermore, planning is also done in a participatory way. The planning process is supported by the government's land use model for the community to rebuild their settlement areas with a consolidation scheme. The Keprabon Renteng House was built in October 2014 as evidence that village mapping and planning with the community can be an alternative solution in structuring urban village settlements.

Collaboration

Partner Collaboration	Collaborator's Role
Community of Kampung Keprabon RT 06 RW 05	Carry out each process in mutual cooperation, starting from the mapping process to the construction process
Kelurahan Keprabon	Support every collaboration process carried out
Arkompjogja	Organizing and assisting technical processes in the community, including mapping, planning, designing, and implementing participatory housing development
BBWS (Balai Besar Wilayah Sungai Bengawan Solo)	Together with the Surakarta City Government, they jointly agreed on the line a border that is as much as 3 meters from the edge of the river
Ministry of PUPR	Provide financial support for the construction of houses for 46 families
Government of Surakarta City	Facilitate the land acquisition process and provide financial support for the construction of houses for 46 families

Implementation Process



Existing housing of community in Solo Riverbank and Existing Settlement of kampung keprabon RT 06 RW 05.



Community mapping and planning of Rumah Renteng Keprabon



Design, Implementation and Rumah Renteng model in Keprabon, Surakarta

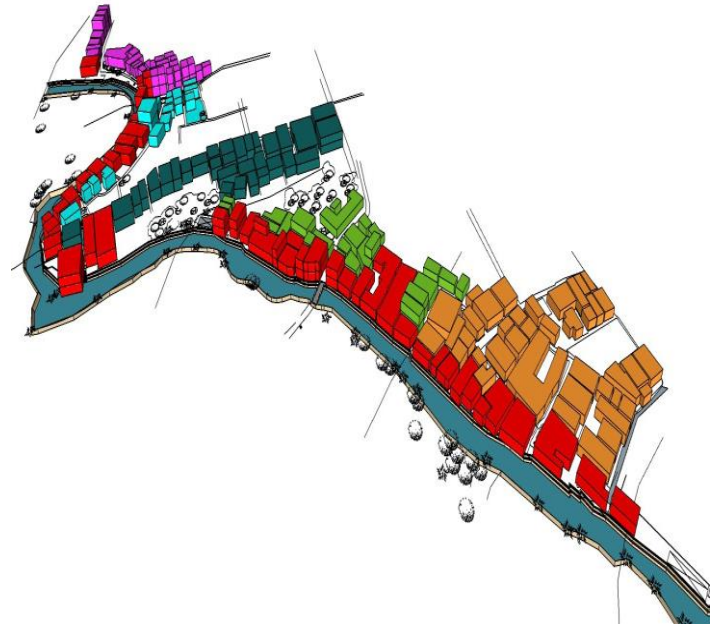
MRICAN, YOGYAKARTA

Mundur, Munggah, Madhep Kali

(Cut of and step back, Build up and Facing to River)

Location : Dukuh Mrican, Caturtunggal, Depok, Sleman, Yogyakarta
 Duration : 2015-2016
 Number of HH : 40 HH
 Type : Relokasi (8 rumah) dan On-Site Upgrading (32 rumah)

Mrican is a hamlet located in Caturtunggal village, Depok, Sleman. In Mrican, there are several RTs which are slum areas along the Gajah Wong river, namely RT, 15, 16, 20, 23, and 24. The five RTs were designated as slum areas through a slum decree issued by the Sleman Regent, which began with mapping the area by Kalijawi Community, accompanied by Arkom. People living in the slum areas occupy land/land belonging to the village, or what is known as village treasury land. Based on the results of the mapping and the SK Slums, the five RTs in Mrican were used as pilot projects for community-based regional planning.



Process Overview

In 2015, the Kalijawi Society and Arkom carried out an intensive advocacy process to the Sleman Government. The result is the formation of a cooperative relationship between the three institutions. This collaboration resulted in the "Sleman study document", which was used as the basis for the government to issue the SK Kumuh. As a result Mrican RT 15, 16, 20, 23, and 24 were designated as slum areas. The planning process began at the end of 2015 and the implementation of participatory zoning was carried out in 2016 and completed in the same year.

Collaboration

Partner Collaboration	Collaborator's Role
DPUPKP Kab. Sleman	Assist in the financing of regional planning projects, house relocation and on-site upgrading.
Local Government of Sleman	As a party that provides support in terms of regulations and policies, especially through the issuance of SK Slums.
Arkom Indonesia	Community architect organization that helps and assists the community in process of advocacy, mapping, planning, and implementation, in a participatory manner.
Paguyuban Kalijawi Yogyakarta	Riverfront community organizations (Gajah Wong and Winongo), who helped in organizing residents as well as local actors who became the subject and object of the project
Government of Caturtunggal Village	Assist in organizing citizens and assist in providing land (village treasury land).
ACHR (Asian Coalition for Housing Rights)	Support the process of organizing and empowering the community since 2009 through the ACCA and UPDF (Selavip) programs.

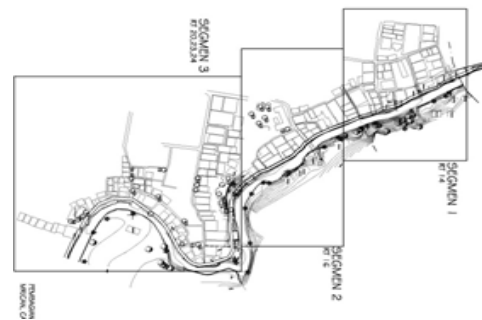
Implementation Process



Community participatory mapping



On site up grading layout and Housing design



Community implementation of perumahan gotong royong

MAMBORO IKAN, PALU

Mosinggani Mombangu Ngata

(Gotong royong create Kampung)

Location : Mamboro Ikan, Palu
Duration : 2019-Now
Number of HH : 36 HH
Type : Rehab-Recon; Satellit Relocation

The earthquake and tsunami that occurred in Palu Bay devastated coastal areas in Palu City, Donggala Regency, and Sigi Regency. Mamboro Ikan Village is one of the villages affected by this disaster. Like other disasters, survivors will enter the rehabilitation phase of reconstruction to rebuild their houses and settlements. The process runs in accordance with the government's policy regarding the rehabilitation-recon process which is carried out with in situ and ex situ options. Community whose former living were in the disaster-prone zone must be willing to carry out the rehabilitation-recon process outside their original area. The Palu government provides relocation land outside the area but is 2 km from the beach. This is very contradictory to the community's livelihood as fishermen who cannot be far from the coast.



Process Overview

Together with Arkom, the community mapped the existing area where they lived which had been destroyed as a start to build awareness about ZRB. The community then made plans and formed groups to save and look for land together. The designated land is outside the ZRB but not too far from the shoreline. So, community who have a livelihood as fishermen can fulfill their daily lives.

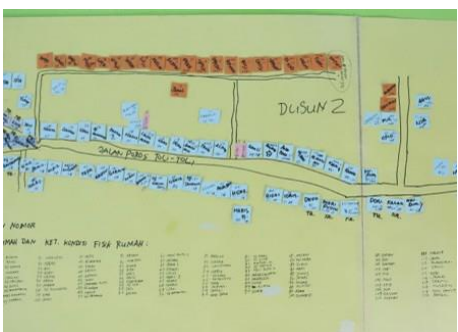
Collaboration

Partner Collaboration	Collaborator's Role
Community of Mamboro Ikan	Carry out each process in mutual cooperation, starting from mapping, planning, implementing, and supervising the rehabilitation and reconstruction process
BPBD Palu	Support collaboration and advocacy processes at the local and central government levels; provide stimulant funds for the reconstruction process
Government of Palu City	Provide stimulant funds for the reconstruction process
Arkom Indonesia	Organizing and assisting technical processes in the community including planning, designing, and implementing participatory housing development
Litbang Bandung	Provide training and certification on the use of RISHA (pre-fabricated concrete panel) as part of the Earthquake Resistant House component that was built

Implementation Process



Initial community planning – build up dreaming



Community spatial planning and housing design



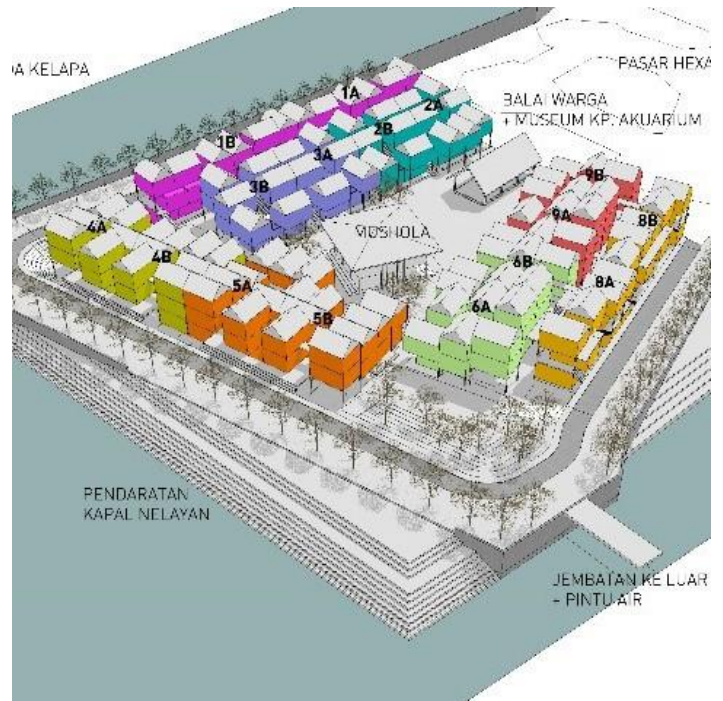
Land measurement and implementation of perumahan gotong royong nearby relocation

KAMPUNG AKUARIUM, JAKARTA

Build vertical kampung Bahari

Location : Jakarta
 Duration : 2019-now
 Number of HH: 240 HH
 Type : Reblocking

The earthquake and tsunami that occurred in Palu Bay devastated coastal areas in Palu City, Donggala Regency, and Sigi Regency. Mamboro Ikan Village is one of the villages affected by this disaster. Like other disasters, survivors will enter the rehabilitation phase of reconstruction to rebuild their houses and settlements. The process runs in accordance with the government's policy regarding the rehabilitation-recon process which is carried out with in situ and ex situ options. Community whose former living were in the disaster-prone zone must be willing to carry out the rehabilitation-recon process outside their original area. The Palu government provides relocation land outside the area but is 2 km from the beach. This is very contradictory to the community's livelihood as fishermen who cannot be far from the coast.



Process Overview

CAP Kampung Aquarium is located on the north coast of Jakarta. The location of Kampung Aquarium is considered very strategic because it is close to the Sunda Kelapa Harbor and is surrounded by colonial era sites. This area was once a center for the study of marine animals in the aquarium in 1940-1970. But then this area changed hands with a buying and selling system to the community who now occupy it. Kampung Aquarium is a dense settlement. The buildings are generally one- to three-story landed houses made of bricks/brick and only 40% of households have a septic tank. Most of the community of Kampung Aquarium work in informal fields such as fishermen and factory workers and port workers. The community of the Aquarium village are members of the Jakarta City Poor People's Network

Collaboration

Partner Collaboration	Collaborator's Role
Community of Kampung Aquarium	Carry out every process in mutual cooperation, from mapping, planning, to implementation
JRMK	Organizing and coordinating at the level of residents, street vendors, and pedicab drivers
UPC	Provide assistance and capacity building from the non-technical side
Rujak Center for Urban Studies	Provide technical assistance on planning, design, and spatial planning in the Kampung Aquarium community
LBH Jakarta	Assisting in lawsuits/class action
Government of DKI Province	Holding the role of coordinating and leading the development process through the Public Housing and Settlement Areas Office and financing through the SP3L scheme

Implementation Process



Community participatory mapping and planning



Planning and design vertical kampung



Design and implementation of Kampung Aquarium

KAMPUNG TONGKOL, JAKARTA

Community on site up grading

Location : Jakarta
Duration : 2015
Number of HH : 174 HH
Type : On site up grading

Kampung Tongkol is a village located on Jalan Tongkol, Ancol, North Jakarta. This village, which is located on the banks of the Ciliwung River, was almost the target of eviction by the DKI Jakarta Provincial Government in March 2015 due to the river normalization program. The existence of a policy of commensurate with the river as far as 15 meters makes community feel hopeless. However, an initiative emerged from the community to 'share' space with the Ciliwung river. Although they did not allow 15 meters of space as stated in the RDTR, seven families made a model house by cutting their house five meters apart. In addition, residents are also working to organize their kampung to be cleaner and to manage their waste properly. Kampung Tongkol, which was previously stigmatized as slum and dirty, has been managed by its community in mutual cooperation.



Process Overview

In 2015, community began to demolish their house which used to be right on the edge of the river. After being demolished, community then built their houses and shared the space with 21 people. The involvement of citizens in the design process greatly contributes to the process carried out. Community participated in the negotiations, especially in the distribution and placement of space. The model house became a trigger for other 164 families living on the banks of the Ciliwung River to do the same. In addition to the process of cutting houses, community also have 22 septic tanks as an effort to protect the environment.

Collaboration

Partner Collaboration	Collaborator's Role
Community of Kampung Tongkol	Carry out every process in mutual cooperation, from mapping, planning, to implementation Village
KAKC	Organizing the Tongkol Village community
UPC	Provide assistance and capacity strengthening from the non-technical side and provide loan stimulants for the construction of sample houses
ASF-ID, Arsitektur UI	Provide technical assistance for planning, design, and spatial planning in the community of Kampung Tongkol
LBH Jakarta	Assisting in lawsuits/class action
Government of DKI Province	Provide support for infrastructure development and the formation of cooperatives for KAKC

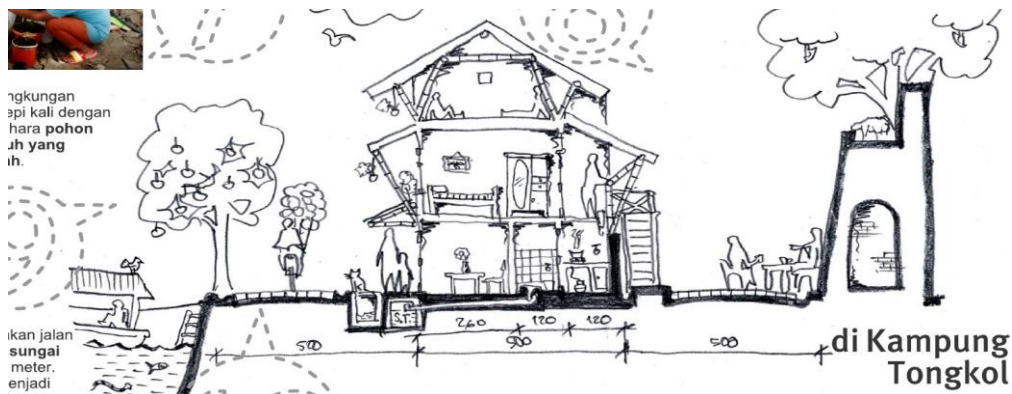
Implementation Process



Implementation renovation for housing model



Inspection road build by community in Kampung Tongkol



Design of housing model in Kampung Tongkol

The background image shows a group of people, including a woman in a black hijab and a man in a patterned shirt, gathered around a table. They are looking at a large map or plan that is spread out on the table. The map features various colored areas, including green, yellow, and blue, which likely represent different zones or land uses. The overall scene suggests a collaborative meeting or a community planning session.

RECOMMENDATIONS FOR POLICY DEVELOPMENT

*about Perumahan Gotong Royong
(Collective Housing)*

Proposed Recommendations

Previous exposure has shown that collective housing is not new in Indonesia. The principle of gotong royong housing has been practiced by the community with various models and is able to meet the needs of living independently. Unfortunately, it happens separately and locally. Our belief, if the gotong royong housing approach can be converted into a joint movement then the achievement will be more massive and can reduce significantly the problem of housing availability in Indonesia.

Enabling the perumahan gotong royong (Collective housing) approach into a joint movement, requires the support of adequate policy tools from the central government. With policy, the joint movement will have guidance and grip in crafting an action plan and determining the program's achievement strategy. The policy will also provide a legal basis for all parties, especially the government's tools in making decisions. Policy is also an effort to capture the reality of ideas or strategies in an effort to fulfill the right to residence for citizens.

To be able to formulate the right policy and application, we recommend that the preparation of a policy paper on collective housing. Through the policy paper, an in-depth study of perumahan gotong royong / collective housing, the end result is in the form of recommendations on the type of policy needed, policy objectives, forms of arrangements, regulatory goals, and so on, which leads to the fulfillment of residency rights with the gotong royong/collective approach.

We, as part of a civil society that has experience in practicing the perumahan gotong royong/ collective housing approach together with the community, offered to assist the central government in the preparation of the policy paper. This offer is not followed by a request for financing from the government, as we will finance our own needs in the preparation of this policy paper. However, for the drafting of the policy paper we need the legality of work approved by the central government in this case the Ministry of National Development Planning and for the support and involvement of the Ministry of Public Works and Public Housing and the Ministry of ATR / BPN.

Thus, we propose that the signing of a Memorandum of Understanding (MOU) between our party and the Ministry of National Development Planning, the Ministry of Public Works and Public Housing, and ATR / BPN as a basis in the preparation of the Perumahan Gotong Royong/ collective housing policy paper.

The background of the page is a faded screenshot of a Zoom meeting. It shows several video thumbnails of participants. One participant on the left is a woman wearing a hijab and glasses. Another participant on the right is a man. The Zoom logo is visible in the bottom right corner of the screenshot. A large, solid green circle is overlaid on the left side of the page, partially covering the Zoom meeting image. A yellow rectangular box is positioned over the center of the green circle, containing the main title text.

***DISCUSSION WEBINAR SERIES
NOTES ATTACHMENT***

*About Perumahan Gotong Royong/
Collective Housing*

zoom

Discussion #1

Perumahan Gotong Royong/ Collective Housing and the Future of the City

Intro

Perumahan Gotong royong/ Collective housing or also known as collective housing is a model of housing procurement based on the value of togetherness and the value of gotong royong. This concept was born as an antithesis as well as another solution of the model of handling housing and settlement problems today. The high number of backlogs in the MBR community hopes to be suppressed with this concept. The principle is to be processed, built, and shared by communities, from communities, and for communities.

But this cannot necessarily happen without the support of related sectors at the government level. The process of solving housing and settlement problems requires multisectoral cooperation ranging from land and spatial, financing, and institutional problems both at the government level to organizations at the community level.

Why Perumahan Gotong Royong/Collective Housing?

- Opening opportunities for multistakeholder collaboration (government, community, experts, and academics) as one of the mirrors of the application of the gotong royong principle
- becomes one of the alternative solutions to deal with the problem of urban slums that are more accommodative and contextual
- The existence of sustainability in housing procurement and handling settlement problems because it applies a community empowerment approach
- Increase the affordability of MBR/Low Income Communities to access housing so that it can be encourage the realization of urban equality

Perumahan Gotong royong/ Collective housing is very possible to do in Indonesia because it reflects the noble culture of the Indonesian nation by containing the social value of the community as its capital. Existing capital needs to be synergized with political will from the government and related stake holders.



"Half of Indonesia's population currently lives in an uninhabitable place. Ownership (according to bappenas) also still has +/-11.9 Million who do not yet have a place to live."

— Tri Dewi Virgianty, S.T., M.E.M. - Bappenas



"Collective housing not only talks about physical but becomes a prefix in the fulfillment of other needs, such as work security, as well as the fulfillment of public facilities in their homes"

— Samsook Boonyabanha - Founder CODI Thailand



"Seeing the issue of settlements as a shared issue is not impossible and difficult to do. The key is: How do we view aspects of settlement availability as shared ownership, not as fulfillment of individual ownership"

— Elisa Sutanudjaja - Rujak Center for Urban Studies

Interactive Forum



Does Somsook think the Indonesian state should focus on collective housing only or should also take care of various ownership modalities and other management as well? (Considering limited resources) If you have to take care of everything, how good combination?

— *Marco Kusumawijaya*

The central government needs to approach housing development there. Actually, in Indonesia there has been a KIP program for a long time. Each city has the possibility to develop community housing according to their individual needs. The thing that needs to be done is to **allow** this system in the greeting of the local urban system. For example, about financing schemes that can be more decentralized.

— *Samsook Boonyabancha - Founder CODI Thailand*



You mentioned TAPERA. From the Law that I understand there is a possibility of managing TAPERA in gotong royong (managed by the community / cooperative / community). Is it possible to make a policy for the implementation of tapera program in this way? So individuals can jointly realize their dream of owning a home.— *Mul*

TAPERA is a financing aid, subsidy, etc. intended for MBR/Low Income Communities. There are several ways that TAPERA can be provided with commodities, but it must be ascertained to TAPERA because the exact scheme needs to be prepared. Some examples are that the community can apply for financing to TAPERA or TAPERA has a program with a qualified community.

— *Tri Dewi Virgianty, S.T., M.E.M. - Bappenas*



For Mbak Elisa, technically what should a group of young people do to implement co-housing with limited income and do not want to have mortgage occupancy (KPR) with the quality that we know together?— *Adit*

Calculated first, how much ability, then after knowing the ability, can know where to buy land. Of the few I've followed the same problem is about the land. The important thing is the capital of the common money and the land, the design will follow.

— *Elisa Sutanudjaja - Rujak Center for Urban Studies*

Every city has the possibility of developing Perumahan Gotong Royong / Co-housing; the next question is how people get land and how to finance it?

Discussion #2

Land and Spatial Planning in Perumahan Gotong Royong

Intro

Every year the need for land for housing increases as the population increases. The high need for land is directly proportional to the increase in land prices. This exacerbates the gap in access for low-income people. In the Perumahan Gotong Royong/ Co- Housing discourse, land and spatial planning are one of the main issues that continue to be discussed and still have not found a significant solution. There needs to be a form of land procurement scheme that is more accommodative and in favor of MBR from all sectors both central and regional.

The arrangement of urban areas always leads to solutions for 'relocation' without any other alternatives. The development of the concept of urban space structuring requires alternatives that come from the 'bottom' in order to get a more holistic and sustainable solution. The arrangement of urban spaces must be supported by land ownership schemes and land consolidation that are most likely to be articulated and reach all parties.

The concept of procurement of Perumahan gotong royong/Co- housing is a concept that offers a collaboration process with spirit gotong royong in each process. The existence of this model is expected to encourage a more land provision model in favor of MBR. This concept also encourages a more humanist spatial arrangement and spatial arrangement process that hears more of the voice of society as the main subject in urban life.



The settlement of housing and settlement problems cannot be separated from matters of land and spatial planning. If decent occupancy is a right for every community, then land procurement and spatial adjustments also need to pay attention to it.



The main factors of land planning and spatial with communities are social preparation, technical preparation, and project delivery. Faktor social preparations memiliki lima strategi kunci yakni community organizing, mobilization and network building through; community mapping and settlements profiling to generate information; land acquisition and community upgrading; partnership with local government and other stakeholders; capacity-building of communities in some areas.

— Ruby Papeleras - Founder Homeless People Federation Philippines Inc.



Land provision schemes for MBR in Solo City are carried out by way of land sharing, reblocking, nearby relocation, or on site renovation. Examples of reblocking cases occur in Rumah Renteng Keprabon with participatory planning process with 39 KK in kalipepe river village. Reblocking and land-sharing options were submitted as realistic proposals to the city government as landowners. Another example of reblocking case in Surakarta City is Kampung Metal (Mepet Tanggul) Semanggi.

— Niti Anggarjati - Arkom Solo



In 2016 there were forced evictions so that the community formed a network called the Urban Poor People's Network (JRMK). In 2017, Anies-Sandi was elected and was the only candidate to sign a political contract with JRMK. In 2018 JRMK and the elected governor did planning through the Community Action Plan (CAP) program to get the right to live in urban areas.

— Amalia Nur Indah Sari - Rujak Center for Urban Studies



It's a very luxurious thing to build landed housing. Maybe now it has to shift to the construction of vertical dwellings. No need to be too high, a maximum of 4 floors so as not to cause other problems. The most important thing is to improve the level of living and livelihood of the community.

— Ir. Wisnubroto Sarosa, CES, M. Dev. Plg Kementerian ATR/BPR

Interactive Forum



How do you run a collective housing program in the Philippines??

— Wisnu

First we raise funds from the savings of people in the community. From that money we can buy land. We are also trying to find international funding that can help. But no less important is the role of the government, where the local government helps in terms of land procurement. This needs to be done, so that these parties know the problems that occur inside, especially the local government. There must be collaboration between communities, communities, funders and local governments

— Ruby Papeleras - Founder Homeless People Federation Philippines Inc.



Has ATR started thinking about the concept of community land trust? This means the separation of land and buildings, managed by a multi-stakeholder board. I think the clt concept is very supportive and can solve slums that are not legal on state land. This method can realize the right of safe and lasting living against and prevent the affairs of speculation and gentrification..— Antonio Ismail

. I can't say anything uncertain yet, but the discussion will definitely appear at ATR so it might become a new policy etc.

— Ir. Wisnubroto Sarosa, CES, M. Dev. Plg Kementerian ATR/BPR

Could collaboration really be done in handling land and spatial problems? What it looks like and its commitment?

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Discussion #3

Institutional and Financing

Intro

Institutional elements in the process of handling housing and settlement problems cannot be released with the existence of institutional systems that are able to synergize with each other. The institutions in question cover various levels and sectors. Including about forming institutions at the community level as affected subjects and should be able to play a direct role in all the process of handling the settlement. Communities that are able to institutionalize forming an organization can provide more value in readiness to cooperate with the formal sector at the government level.

The process of instituting at the community level is actually not a big enough challenge because at the community level there is a large social capital. In addition to forming an organization, from social capital can also be a prefix for the community to form another force, namely mutual savings. The joint savings movement adopted from artisan activities can be a medium to be able to organize at the community level

Paguyuban Kalijawi and Aquarium Cooperative became the initiation of a community movement that has been cited, institutionalized, has a system and savings that can provide a bargaining position for him as a community group that is often marginalized and weakened.



Institutional and Financing become one of the important points that must be agreed with all efforts in alleviation of settlement problems can be mutually nergi and support each other.



"The importance of having a variety of financing schemes / instruments that make it easier for people to access collective housing. Financing instruments that are typical and well run can attract the attention of various parties to support and raise a housing cooperative. The role of government at all levels is critical in the advancement of collective housing, whether to guarantee the age to banks or create a legal framework, so that financing schemes can be flexibly used.."

— Julie La Palme - Secretary General of Collective Housing International



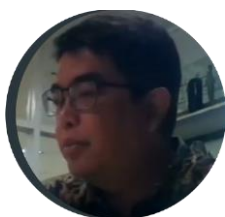
"Community process with small groups and save money that is familiar with their daily lives. The savings mechanism must be fulfilled and agreed by members, ranging from the collection of money, to the mechanism of disbursing funds, in order to overcome the collective problems owned. Although it started from housing problems, savings mechanisms can then be used to solve other problems such as economic, social health, education, and credit problems."

— Ainun Murwani - Paguyuban Kalijawi



"Legal entities (cooperatives) become something that community need in order to have the foundation and legal power when dealing with the government in the process negotiations and redesign of Kampung Aquarium. The planning process is carried out by participatory processes and with technical assistance from NGOs. From here, the residents agreed to make their village better and leave the security guarantees in the long run"

—Dharma Diani - Koperasi Aquarium



"RPJMD 2020-2024 has 5 programs based on community income. New self-help home stimulant facilities, self-help homes for saha, self-help home clinics, and self-help new home assistance in the form of DAK. This program is carried out by networking between the central government, provinces, and cities / districts. The value of gotong royong in the community allows to use funds from the government to become capital activities that have a greater impact. Thus, the government is open to the proposed financial management scheme of the community."

—Ir. Fitrah Nur, MSi - Kementrian PUPR

Forum Interaktif



Regarding the facilitated program, how to coordinate with the government? Because the location on the river should enter the Green Space? — *Anonymous*

Paguyuban Kalijawi always coordinates with the government, finding out government programs so that what we do does not violate government rules. In Mrican Village, what we do is cut the house with the aim of being an inspection line. That means it doesn't violate the rules.

—Ainun Murwani - Paguyuban Kalijawi



name of the cooperative in the Aquarium there is the name of the consumer cooperative, what does it mean?

— *Marco Kusumawijaya*

The name of the consumer is obtained from the MSME office, intended for management. Maybe because there is no mention to manage the problem of occupancy and so on, so what is used is the consumer. It does not mean limiting themselves to consumers only, but because there is no type of it in MSMEs.

—Dharma Diani - Koperasi Aquarium



There are currently several ministries that have programs related to housing. How to coordinate and collaborate between ministries in solving housing problems?

— *Anonymous*

Segmentation is different, if in a special house model public housing for rent (RUSUNAWA) we cooperate with the housing office, and with social services in the implementation of housing for the poor. In Kotaku we have collaborated, we enter the housing through the DAK program, if the ones from the new village funds in recent years that can enter the housing alone are not much. So, there will be no overlap because we also always coordinate with the village fund, social services and so on.

—Ir. Fitrah Nur, MSi - Kementrian PUPR

Discussion #4

Planning & Design Perumahan Gotong Royong

Intro

One of the processes that need to be considered after the realization of mutually sustainable mechanisms in the planning schemes of gotong royong housing development principles is about the process of planning and designing gotong royong housing itself. Support and collaboration from multistakeholder and multidisciplinary sciences in the process of policy analysis, land procurement, and financing schemes have not been sufficient in implementing the gotong royong housing procurement scheme. If talking about housing problems that have a locus of problems about 'inhabitation', then the determination and role of the 'residents' needs to be considered contextually.

. The processes for the inhabiting to appear are about the involvement of the occupant (community) directly in each process including in the planning and design process. Housing and settlement issues that intersect directly with the role of the community as a subject are often underestimated. This is a major challenge from both the government and architects such as architects, urban designers, and urban planners. The process of self-internalization and being able to see and study the problems that occur in the community becomes one of the keys in trying to solve the problem of inhabitation from the beginning.

The design process in question is not only about the form or needs of each individual, the principle of collectivity and gotong royong becomes key. Gotong royong housing is an alternative form of breakthrough housing settlement that is done, applied, and realized in a form that carries the values of gotong royong itself..



Perumahan gotong royong is very possible to do in Indonesia because it reflects the noble culture of the Indonesian nation by containing the social value of the community as its capital. all existing capital needs to be synergized with political will from the government and related stake holders.



"The thing that locals should do is realize the potential of their respective regions by collecting their own data, not collected by architects or planners. We also need to collaborate with governments, as happened in India, governments and regulators collaborate on such mapping. After 1.5 years there are many things such as the government helping in finding funds and other support to realize the plan that has been made. Until now, we have a good relationship with the city government."

— *Khondaker Hasibul Kabir - Community Architect Network Bangladesh*



". We should identify the activities of people with people also to get the needs of these activities. In this case, there needs to be cooperation with the parties involved to understand the political dynamics that occur. — *Muhammad Kamil - Architecture Sans Frontieres Indonesia*



Architectural activism here puts architects as tools, not as goals. The way of thinking that is done must also be very contextual because this is inductive. Not only critical citizens, but planners must also be critical, in the hope that this method is very feasible to be applied in Indonesian housing, the government remains open, not stopping at physical things but more to a harmonious living system.

— Muchammad Cora - Arkom Makassar

Interactive Forum



What's the first thing to do when creating a collective design and planning?

— Anonymous

First, we have to change the context of the house from noun to verb. The first thing to do is ask yourself how it can be useful to many people like yourself, not as an architect. Selanjutya comes directly to the community so that it can make them feel close to the architect who has been considered to belong to the rich only.

I still remember the chatter when I first joined here, this idea of success in design and planning was because we assumed that architecture could not stand with just the architect, but there was trust built with the citizens, and we had to be part of the citizens. We also have to provide assistance in the long term so that problems in the citizens can be seen and together and can be found solutions.

There needs to be a collective dialogue, although they are experiencing the same unrest. Do not let this just become a trend, so that citizens do the same because behind it there is an interest in withdrawing money from government programs for example. The next thing we must do to make a collective plan is by clarifying whether it is true that the anxiety belongs together, or belongs to individuals only, do not let this only be in the interests of one or a few figures, let alone ridden by practical politics in the community..

How to make the planning of the design and implementation of procurement programs and settlement problem solving can really 'hear' the community?

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