



HOKKAIDO UNIVERSITY

Title	Improvement of Living Environment and Management of Kost Private Rental Housing in Urban Settlement of Indonesia
Author(s)	Diah Wasis Wulandari
Degree Grantor	北海道大学
Degree Name	博士(工学)
Dissertation Number	甲第12029号
Issue Date	2015-09-25
DOI	https://doi.org/10.14943/doctoral.k12029
Doc URL	https://hdl.handle.net/2115/59949
Type	doctoral thesis
File Information	Diah_Wasis_Wulandari.pdf



**Improvement of Living Environment and Management of Kost
Private Rental Housing in Urban Settlement of Indonesia**

インドネシアにおけるシェア型民間賃貸住宅 **Kost** の居住
環境とマネジメントの改善に関する 研究

WULANDARI Diah Wasis
ウランドリ ディア ワシス

Supervisor : Prof. MORI Suguru

Hokkaido University
Graduate School of Engineering
Division of Architectural and Structural Design
Laboratory of Architectural Planning

2015

ABSTRACT

Due to growing industrialization, the rate of urbanization and the percentage of total urban population in Indonesia have been increasing. Indonesia is facing the problem of an increasing backlog of houses. The high housing price led to the middle-to-low income earners' choice of renting instead of buying. As the result, the accumulating informal housing has become the most affordable option, and rental housing has been taking a vital role in providing housing especially for the low-income groups. Answering to the market demand, house owners develop a monthly private rental housing facility within their house, called a kost.

This dissertation mainly focused on the case of kost, fast growing private rental housing facilities that have formed unique heterogeneous urban living environment in Indonesia. Kosti show potentials to provide effective contribution to overcome the lack of affordable and adequate housing in Indonesia. However, various issues have been developing within kost as well as on its surroundings due to its informal nature, which makes it important to examine its development, operation, regulation, and potentials before making further steps to develop proper planning solutions, and ensure the proper establishment of kost.

The purpose of this study is to examine the current kost planning, regulations, and living conditions, and to further clarify the appropriateness and impact of the current situation for its residents and environment. By optimizing the Architectural Planning Research and Environment Behavior Studies approaches through qualitative and quantitative research methods, this research explores the current situation of this informal rental housing type and develops the basis of kost planning solutions, aiming to propose kost as an important part of further planning consideration to overcome the lack of affordable and adequate housing in Indonesia.

Kost neighborhood reflects a heterogeneous community consists of people from various profiles, culture, and background. New businesses and public facilities grow around kost, develop the neighborhood, and evolve the area into a livelier environment, although it tends to cause the area population becoming denser than it should.

In addition, each kost reflects a housing facility with design personalization. As kost conditions vary greatly, so does the provision and condition of the minimum space required in a house. However, when kost condition and provisions were compared to the Indonesian General Guidelines for Basic Healthy Homes, it was noticed that many kosti are still not fit to be considered healthy homes. The spatial organization and the lack of space also trigger the misuse of space and behavioral changes in tenants. Moreover, the undefined standard of operation and arrangement may hinder improvement opportunities to its quality of services by government.

Being in the boundary of a private house and a rental facility, a kost is set up and operated informally following the owner's preference. Without owner's awareness on the quality and adequacy of kost, the existence of standards and regulations would not be effective. Therefore, rigorous efforts to educate the public and to increase compliance

awareness are necessary as the basic steps for improvement. In this case, it is important to form a specific design standard for each building types that incorporate all standards, requirements, and guidance for easy reference for the public, as well as to provide easy access to them.

Further, currently the planning and design standards for kosts follow the standards for private house, while in fact kosts seem to present characteristics that extend over the private attributes. It may not be appropriate to grant the similar design and planning freedom to kosts as in the case of private houses. A new classification that differentiates a kost from a private house in the building permit application may become a suitable solution to clarify the status of kost.

Specific design standards and regulations should be formed and enforced to guarantee that a kost has no potential to cause harm or disrupt its tenants as well as its neighborhood. The object of the application of hotel tax to kosts should be considered to promote willingness and awareness of taxpayers to fulfill their obligations. Furthermore, it is crucial to enhance residents' awareness on the weight of kost regulation.

As most kost tenants tend to consider the kost neighborhood they moved into as temporary, this condition may lead in the lack of the sense of belonging, as well as lack of participation in neighborhood activities. Increasing frequency of possible encounters may become a suitable solution to promote social interactions. Efforts to create the media that enhance this and facilitate regular and consistent interaction should be put into practice. In addition to the improvement to the neighborhood information system, proper registration of new tenants should be strictly conducted and reported to the neighborhood council to ensure the safety of the neighborhood and to have a complete database that may help to understand the residents' profiles.

This research managed to reach interrelated conclusions through each part of the studies. In this study, the current conditions as well as various aspects and characteristics of kost were explored and explained. In addition, four main ideas of improvement approach that may improve the condition of kost and housing in Indonesia, i.e. attentions on space characteristics of kost, attentions towards the social environment of kost, public approach and education, and attentions towards standards and regulations, were formed.

Based on these final conclusions, the approaches on standards and regulations and public approach and education seem to have more potential impact to various aspects. Therefore, three proposals were developed based on these two approaches. These proposals are related, and they may influence and support each other.

The first proposal, which is related to standards and regulations, is about the publication of handbooks of the minimum requirement of design and construction for kost by region. This proposal may provide knowledge and easy access to self-builders and professionals. The second proposal is on the formation of Regional and Neighborhood Kost Owner Association, Self-builder Association, and Neighborhood Information System, which aims to be efficient tools for public education and knowledge providers. Lastly, the last proposal is about the formation of Neighborhood Kost Tenant

Association, which aims to be an association to protect and gather kost tenants within the neighborhood as well as knowledge providers.

The result of this study may provide significant grounds to develop proper planning solutions, and ensure the proper establishment of kost, in order to properly integrate this housing type in further housing planning considerations and policies.

This dissertation is structured into eight chapters, with outlines as follows:

CHAPTER ONE: This chapter is an introduction chapter, which presents the background of housing conditions and issues in Indonesia based on literature review, clarifies the research purpose, and states the problems related to kost private rental housing which are to be discussed further in this research. In addition, research questions, importance and scope of the study, research timeline, as well as structure of dissertation are explained in this section.

CHAPTER TWO: In this chapter, various literatures related to housing condition in Indonesia, housing finance policies and policy implementation, dwelling patterns, and profiles of different types of housing, as well as previous researches about kost were reviewed and studied to be the basis of further investigations. In addition, the concepts of affordable housing and temporary housing were examined in line with rental housing facilities. Moreover, the theories of Architectural Planning Research and Environment-Behavior Studies, including their development, differences, and applications in housing research were described.

CHAPTER THREE: This chapter described the methodology applied in this research. Research methods, site, procedure, as well as various research limitations and delimitations were clarified in this section. Mixed-method research, which combined both quantitative and qualitative methods, was conducted in this work. Quantitative method was used to measure different variables collected from statistical studies and numerical data acquired from data collection process. These data were analyzed to complementarily support the qualitative data and analysis. Qualitative data and analysis were used to acquire better description of kost private rental housing, and understand the condition and phenomena, as well as various considerations, preference, and experience of the parties involved in kost facilities.

CHAPTER FOUR: Before going further, it is necessary to clarify the basic characteristics of kost in order to obtain clearer comprehension on this rental housing facility, thus this chapter aims to provide understanding of the development of kost. The origin of the term, as well as its usage and context in the past were studied. In addition, this research examines the main characteristics and facility operation of kost, and further describes its living and neighborhood condition. Moreover, studies in regards to kost and kost-related facilities outside Jakarta and Indonesia were observed to clarify their roles among other housing types. Further, it identifies the main challenges and issues of kost as a self-organized housing facility, and suggestions for future improvements and development.

CHAPTER FIVE: This chapter aimed to understand the nature of kost, to examine the implementation and impact of the current legal basis of kost, and to observe on what

should have been considered while developing suitable planning solutions. Further, it clarified the situation of kosts as private houses with public issues. Being in the boundary of a private house and a rental facility, a kost is set up and operated informally following the owner's preference, thus cases that cause discomfort to tenants due to lack of facilities or sense of security may exist.

CHAPTER SIX: This chapter aimed to understand the various patterns of spatial arrangement in kosts, and to address the impacts on the residents' living space focusing on kost space which was planned by owners. The provision of space based on owners' choice observed in kosts during site surveys are examined and compared to tenants' preference, perception, and acceptance on the present kost facilities. Further, this chapter observes the appropriateness of considering a kost as a healthy home and examines its development, operation, regulation, and potentials before making further steps to develop proper planning solutions, and ensure the proper establishment of kost facilities.

CHAPTER SEVEN: As the issues related to kosts affect the quality of the surrounding neighborhood in a small scale and the city in a large scale, aiming to understand the social aspects of life in kost, this chapter addresses the key issues occurred focusing on tenants' living experience in kost. The attitudes, perception, and experience of tenants towards their kost, their fellow tenants and other parties involved in kost, as well as kost's neighborhood are examined. Further, it identifies various issues that may lead to the lack of interactions and tenants' participation in the neighborhood activities, and proposes suggestions towards the improvement of social living environment in kost

CHAPTER EIGHT: Final conclusions of the dissertation followed by discussions, recommendations, and plans for future works as the potential continuation of this research are further described in this chapter.

Formal and informal rental housing may be a solution to overcome the lack of affordable and adequate housing. As the accumulating informal housing and rental facilities have become the most affordable option to the majority, they may be the best instruments to function at this moment. Therefore, it is important to examine optimization steps towards formal and informal rental housing, and propose them to be part of main considerations in housing finance, planning, and policy development.

In addition, Indonesia's housing development plan may have overlooked people's participation in the reconstruction process, while people's awareness may work as the main drive to support law enforcement and development plan. Moreover, inefficient long and medium-term housing development plans in Indonesia may be due to a shortage in intensive studies. In this case, it is important to specify the community characteristics, changes in society, and appropriate housing type for the residents. Further, standards of design, operation and arrangement that aim to achieve integrated development efforts for housing should be developed.

ACKNOWLEDGEMENT

First and foremost, I would like to express my sincere gratitude to my academic supervisor, *Professor Suguru Mori*, for giving me the chance of doing my research in this inspiring environment. I highly appreciate his advice, understanding, and kind support through the years of my study period in Japan. His valuable guidance on the Architectural Planning Research has broadened my mindset, perspective, and research approaches.

I would like to express my heartfelt gratitude to the Ministry of Education, Culture, Sports, Science, and Technology (MEXT) Japan for giving me the chance of a lifetime to pursue higher degrees in this beautiful country. I never thought that I would have the chance to study in Japan and get a Ph. D. degree in my life.

I wish to thank *Professor Mitsuru Morishita* and *Professor Rie Nomura*, the assistant professors of my laboratory, for their patience, kindness, and full support. I really appreciate their assistance and intellectual contributions to the development of my work.

Special gratitude is extended to my dissertation committee, *Professor Takeo Ozawa* and *Professor Tsuyoshi Setoguchi*, for their insightful comments and encouragement, as well as valuable advices to improve my work.

My sincere thanks also goes to Indonesian Government, in particular Jakarta Housing and Building Agency, especially *Fitri Aulia*, and Jakarta Tax Service Agency, especially *Andhika Banuaji*, for their kindness and tremendous support in the data collection process, and generous assistance in answering my queries.

I would express my heartfelt gratitude to my family for supporting me to live this amazing experience in Japan; to my father, *Imam Supeno*, for believing in me, and for his ideas in a lot of things; to my mother, *Lani Vandajani*, for helping me to gain access to difficult data sources for research, and for the good moments spent here together; and to my brother, *Baskara Aji*, for his support to my research, and for cheering me up.

I am very lucky to have met *Javier Lopez Gimenez* who cherishes me greatly and always makes me feel like the brightest star in the sky. I am grateful for his great patience and emotional support in many ways, endless encouragement that makes me believe on my potentials, his help to meet deadlines, as well as advices and ideas for my research. He always cooked great food and made sure that I didn't miss healthy meals.

My heartfelt appreciation goes to *Pedro Lopez Gonzalez* and *Pilar Gimenez Sanchez*, who have been treating me as family from the very beginning, and showering me with understanding, love, and affection. I am grateful to have met their inspiring family.

Special gratitude is extended to my dear friend, *Adriano Coutinho de Lima*, maybe the only good friend from my early days in Japan who is still here until now in Hokkaido University. I am thankful for his friendship and great support during both happy and hard times. His kindness and willingness to help many times I asked for one as well as his tolerance and appreciation to those silly things I did have made my stay here wonderful.

This appreciation goes to all members of Architectural Planning laboratory for their friendship and the excellent research environment they create. I present my deepest gratitude to *Wang Yingnan*, who is like a sister to me. I thank her for sharing tons of

laughter and tears, and helping me in many things. I cannot imagine my early days in Japan without her support. Her easygoing, hardworking, and helpful characters truly inspired me. Special thanks are extended to *Amir Shojai*, *Shan Siyuan*, and *Kang Jiyoung* for their friendship, help and encouragement, and for sharing amazing memories together.

I would like to express my gratitude to *Terry Ting*, for her kindness and friendship, and for dedicating a great amount of her time on the proof reading of my first journal; to *Meriane Renanda*, who confirmed several information and document translations in Dutch and helped me to improve my understanding on the history of my research object.

Harumi Watanabe has been a truly inspiring figure for me. I thank him for the chances to continue exploring design ideas by participating in many design competitions in Japan, for motivating me to do things that I love and to try watercolor painting.

I would like to thank *Fayna Garcia Martin* and *Xavier Yuste* for their friendship and kindness all this time, and for sharing great memories and happiness with me. I am also thankful for Fayna's help in reviewing my documents for important submissions.

I cannot thank *Eriko Kakegawa* enough for her friendship and patience in helping me on too many things all this time, including the job-hunting process during the period of my dissertation writing. Many things would have been impossible without her help.

My sincere thanks also goes to *Funaki Yoshiharu* and her wife *Fumi-san*, for all the good moments we shared, and for their great support, especially during my worst days.

Heartfelt gratitude goes to my friends from MEXT 2010 group for their support and friendship. Their extraordinary discussion topics and thousands of messages each day always brighten my days. I am very grateful to be part of them.

My deep appreciation goes to the *Kawamukai* family for becoming my family in Japan. I truly appreciate the care, friendship, endless kindness, and those good days we spent in Sapporo and Pippu; also to *Miyake-san*, *Takasaka-san*, *Kimura-san*, and *Sato-san*, who provided me with warm and friendly living environment in Mansion Miyake, and highly inspired me to enjoy gardening and appreciate my life.

To *Donut* and *Godon*, which have been my best companions at home each day, and to my strawberry plants which made me smile each time I left and came back home; spending time with them gave me amazingly relaxing moments during my difficult days.

I would also like to thank all my friends in Japan for their support and good times together. Without them, life here won't be as nice as it has been until now.

Last but not least, I would like to present my deepest gratitude to God for all things, good and bad, that happened in my life, shaping me to be what I am now. These years have truly been the best years in my life.

Diah Wasis Wulandari
Sapporo, Japan
August 20, 2014

TABLE OF CONTENTS

ABSTRACT	i
ACKNOWLEDGEMENT	v
TABLE OF CONTENTS.....	vii
LIST OF FIGURES	xi
LIST OF TABLES	xiv
CHAPTER 1	
INTRODUCTION.....	1
1.1. Background.....	1
1.2. Problem Statement.....	2
1.3. Purpose of the Study	3
1.4. Research Questions	3
1.5. Importance of the Study	4
1.6. Scope of the Study	4
1.7. Summary.....	5
1.8. Structure of Dissertation	7
References	8
CHAPTER 2	
LITERATURE REVIEW.....	9
2.1. Housing in Indonesia.....	9
2.1.1. Housing Conditions in Indonesia	9
2.1.2. Housing Finance and Policies	10
2.1.3. Housing Policy Implementation	11
2.1.4. Dwelling Patterns	11
2.1.5. Profiles of Different Types of Housing	14
2.1.6. Affordable Housing and Temporary Housing	16
2.1.7. Rental Housing Facilities	17
2.2. Previous Studies about Kost.....	19
2.2.1. Review of Previous Research	19
2.2.2. Previous Studies	20
2.3. Architectural Planning Research and Environment Behavior Studies	22
2.3.1. Understanding Architectural Planning Research (APR) and Environment Behavior Studies (EBS) in Architecture	22
2.3.2. Differences Between APR and EBS	24
2.3.3. Behavior Studies in Housing Research	25
References	30

CHAPTER 3	
METHODOLOGY.....	35
3.1. Research Methods	35
3.2. Site	35
3.3. Procedure	37
3.3.1. Literature review	37
3.3.2. Data collection and statistical studies	37
3.3.3. Site selection	38
3.3.4. Site survey	39
3.3.5. Interview to kost owners and/or staffs	39
3.3.6. Interview to kost tenants	39
3.3.7. Questionnaire dispatch to kost tenants	39
3.3.8. Data processing	40
3.3.9. Analysis, discussions, and conclusion	41
3.4. Research Limitations and Delimitations	41
3.4.1. Limitations	41
3.4.2. Delimitations	42
References	43
CHAPTER 4	
KOST PRIVATE RENTAL HOUSING	45
4.1. Understanding Kost Private Rental Housing	45
4.1.1. Etymology	45
4.1.2. Kost Private Rental Housing in Indonesia	45
4.1.3. People Involved in Kost	47
4.1.4. Kost Building Profiles	50
4.2. Operation of Kost	51
4.2.1. Preparation: Kost Set up	51
4.2.2. Preparation: Advertisement	52
4.2.3. Establishing Rental Agreement: Assessment	52
4.2.4. Establishing Rental Agreement: Consideration	53
4.2.5. Establishing Rental Agreement: Decision	54
4.2.6. Management of Kost: During Stay in Kost	54
4.2.7. Management of Kost: Moving In and Moving Out	54
4.3. Life in Kost	55
4.3.1. Living Condition	55
4.3.2. Neighborhood Condition	58
4.4. Kost and Kost-related Facilities Outside Jakarta	59
4.4.1. Kost in Other Cities in Indonesia	59
4.4.2. Similar rental room cases in Singapore	61
4.4.3. Geshuku in Japan	61
4.4.4. Comparing kost to similar facilities	63
4.5. Challenges and Issues of Kost	63

4.6. Summary	65
References	66
CHAPTER 5	
CURRENT LEGAL BASIS OF KOST RENTAL HOUSING	69
5.1. Introduction	69
5.1.1. Background	69
5.1.2. Method	70
5.2. Kost as Temporary Accommodation Option.....	71
5.2.1. Kost Private Rental Housing.....	71
5.2.2. Kost as a Rental Housing Facility	71
5.2.3. Kost as a Commercial Facility	72
5.3. The Legal Basis of Kost in Jakarta.....	73
5.3.1. Arrangement Guidelines	73
5.3.2. Kost Permit (SIRK).....	73
5.3.3. Tax Application to Kost.....	73
5.4. Assessment on the Implementation of Legal Basis of Kost	74
5.4.1. Arrangement Guidelines	74
5.4.2. Kost Permit (SIRK).....	78
5.4.3. Regional Tax Application to Kost.....	79
5.5. The Impact of Unspecified Design Standard for Kost.....	80
5.6. Kost as Private Facility with Public Issues	83
5.7. Summary	84
References	86
CHAPTER 6	
CHARACTERISTICS OF THE SPATIAL STRUCTURE OF KOST PRIVATE RENTAL HOUSING	87
6.1. Introduction	87
6.1.1. Background	87
6.1.2. Method	88
6.2. Kost in Jakarta	89
6.2.1. Overview	89
6.2.2. Location.....	90
6.2.3. Constraints of Surveying.....	90
6.2.4. Typical Look	90
6.3. Kost Space Division.....	91
6.3.1. Owner and Tenant	91
6.3.2. Owner Space, Tenant space, and Living Space Separation	92
6.3.3. Renter Existence.....	92
6.3.4. Enclosed Space Patterns.....	93
6.3.5. Spatial Occupation Distribution	97
6.3.6. Bedroom Arrangement.....	99
6.4. Efficiency of Common Space in Kost	101

6.4.1. Establishment of Common Space	101
6.4.2. Kost Types Bases on the Existence of Common Space	102
6.4.3. Use and Evaluation of Common Space	104
6.5. Response to Kost Spatial Arrangements	105
6.5.1. Changes in Living Patterns	105
6.5.2. Personal Territory Expansion	105
6.5.3. Kostos as Homes for Tenants	106
6.6. Summary	108
References	109
 CHAPTER 7	
SOCIAL LIVING ENVIRONMENT IN KOST	111
7.1. Introduction	111
7.1.1. Purpose	111
7.1.2. Background	111
7.1.3. Method	113
7.2. Tenants' Living Experience in Kost	115
7.2.1. Tenants and Kost Manager	115
7.2.2. Tenants and Other Tenants	118
7.2.3. Tenants and Kost Facility	120
7.2.4. Tenants and Their Kost Neighborhood	122
7.3. Tenants' Preferences and Considerations	123
7.4. Summary	125
References	127
 CHAPTER 8	
CONCLUSIONS	129
8.1. Conclusions	129
8.2. Discussions and Proposals	131
8.2.1. Discussions	131
8.2.2. Proposals	132
8.3. Future Work	136

LIST OF FIGURES

Fig. 1.1 Main concerns and research object	2
Fig. 1.2 Research timeline.....	6
Fig. 2.1 Dwelling ownership status in Indonesia from 1999 to 2013	13
Fig. 2.2 Dwelling ownership status in Jakarta from 1999 to 2013	13
Fig. 2.3 Examples of single house type and row house type in Jakarta	14
Fig. 2.4 Examples of rusunami and rusunawa in Jakarta	15
Fig. 2.5 Examples of residential area environment in Jakarta	15
Fig. 2.6 Typical floor plan of simple vertical public housing	19
Fig. 2.7 Typical unit plan of simple vertical public housing	19
Fig. 2.8 The properties of home	29
Fig. 3.1 Map of Indonesia and Jakarta, the capital city of Indonesia	36
Fig. 3.2 Kost taxpayers of DKI Jakarta Province from 2008 to 2012	38
Fig. 3.3 Kost taxpayers of the sub-districts of West Jakarta Municipality from 2008 to 2012	39
Fig. 3.4 Examples of directions to find kost facilities	42
Fig. 4.1 Case example of kost with various people with different roles	50
Fig. 4.2 General operation of kost private rental housing	51
Fig. 4.3 Signages stating that only female tenants are accepted	53
Fig. 4.4 Examples of mechanical ventilation provisions in kost	56
Fig. 4.5 Example of kost and its living condition	57
Fig. 4.6 Environment conditions around kost neighborhood	58
Fig. 4.7 Typologies for students' rental housing	60
Fig. 4.8 Kost compared to kosthuis and geshuku	63
Fig. 5.1 Location of survey	70
Fig. 5.2 Kost with and without Sirk in Gambir sub-district by 2012	74
Fig. 5.3 No. of rooms in kosts of Gambir sub-district by 2012	75
Fig. 5.4 Signboard existence compared to no. of rooms in Gambir kosts in 2012	75
Fig. 5.5 Signboard existence and the starting year of gambir kosts in 2012	75
Fig. 5.6 Different kinds of signboard provision in kost	76
Fig. 5.7 Kost with and without Sirk in the villages of Gambir sub-district in 2012	78
Fig. 5.8 Number of kosts in South Jakarta in 2012	79

Fig. 5.9 Space provision found in surveyed kosts in comparison to Indonesian General Guidelines of Basic Healthy Homes	80
Fig. 5.10 Example of unregulated parking and complaint by house owner	81
Fig. 5.11 Example of cases affected by the unspecified design standards	82
Fig. 6.1 Location plan of survey area	89
Fig. 6.2 Typical looks of kost	91
Fig. 6.3 Abbreviation summary	92
Fig. 6.4 Long and narrow double-loaded corridors found in surveyed kosts	94
Fig. 6.5 Example of kost with separated entrances for owner and tenants	94
Fig. 6.6 Kost spatial occupation distribution overview	98
Fig. 6.7 Proportion of spatial occupation of surveyed kosts	98
Fig. 6.8 Bedroom arrangement patterns of surveyed kosts	99
Fig. 6.9 Example of case which has no indoor shared space	101
Fig. 6.10 Existence of different types of exterior space in surveyed kosts	102
Fig. 6.11 Tenants' preference on each common space in comparison to the space provision found in surveyed kosts	104
Fig. 6.12 Personal territory expansions to public area in kosts	105
Fig. 6.13 Space provision on surveyed kosts in comparison to Indonesian General Guidelines of Basic Healthy Homes	106
Fig. 7.1 Kost as an important part in achieving a cohesive community	112
Fig. 7.2 Profiles of questionnaire respondents	114
Fig. 7.3 Number of tenants in respondents' kosts	114
Fig. 7.4 Examples of cases which have different parties in kost	115
Fig. 7.5 Managers of kost	116
Fig. 7.6 Existence of owner, housekeeper, and security guard in kost	116
Fig. 7.7 Knowledge about tenant's kost owner	116
Fig. 7.8 Tenant-manager relationship	117
Fig. 7.9 Frequency of interaction	117
Fig. 7.10 Problems encountered while living in kost	117
Fig. 7.11 Respondents' view of living with strangers in kost	118
Fig. 7.12 Various issues experienced in kost	119
Fig. 7.13 Comparison of the percentage of other tenants whom the respondents know and the percentage of other tenants who are close to the respondents	119
Fig. 7.14 Opinions on the responsible party of kost safety	120
Fig. 7.15 The use and existence of public space	121
Fig. 7.16 Relationship of respondents with the neighborhood	122
Fig. 7.17 Respondents' view and opinions on their kost neighborhood condition	123
Fig. 7.18 Respondents' response towards the condition of the neighborhood	123

Fig. 7.19 Distribution of tenants based on their gender and type of kost	124
Fig. 7.20 Distribution of tenants based on gender, age, and employment status	124
Fig. 8.1 Final conclusions and their relationship	129
Fig. 8.2 Developed recommendations and proposals.....	132
Fig. 8.3 Main idea of the proposal of handbook of minimum requirements for kost	133
Fig. 8.4 Example of the structure of handbook of minimum requirements for kost.....	133
Fig. 8.5 Chapter example of the handbook of minimum requirements for kost	134
Fig. 8.6 Outline of future works as the continuation of this research	136

LIST OF TABLES

Table 2.1 Types of housing development in Indonesia	10
Table 2.2 Different kinds of dwelling status in Indonesia	12
Table 2.3 Comparison between dormitory, rusunawa, and kost	18
Table 2.4 Comparison between APR and EBS	24
Table 2.5 Processes that link people to home	26
Table 4.1 Relationship between owner, tenant, staff, and renter in kost	49
Table 4.2 Minimum Requirement for Basic Healthy Homes in Indonesia.....	55
Table 5.1 Kost comparison to rental house and private house as private housing facilities	71
Table 5.2 Kost compared to rusunawa and dormitory as rental housings	72
Table 5.3 Kost comparison to hotel as commercial facilities	72
Table 5.4 Comparison between hotel, rusunawa, and kost	73
Table 5.5 Taxes applied to costs in Jakarta Province	74
Table 5.6 Examples of cases of signboards with different kinds of information.....	77
Table 6.1 Kost classification method	95
Table 6.2 Comparison between type A, B, and C costs.....	96
Table 6.3 Examples of cases with different bedroom arrangement patterns	100
Table 6.4 Space provisions and the existence of shared space in surveyed costs	103

CHAPTER 1.

INTRODUCTION

1.1. BACKGROUND

Indonesia is facing problem of a backlog of about 13.5 million houses by 2015, while the development only can catch up with only 300-400 thousands houses annually (Republika, 2015). Moreover, as the result of growing industrialization, the rate of urbanization has been increasing, and the percentage of total urban population of Indonesia is expected to reach 60% by 2025 (Statistics Indonesia, n.d.). Approximately 12.12 percent of households in Indonesia still live in slum areas. The population of Indonesia is expected to reach 250 million by 2020. There is a significant increase in urban population in the past decades – from 19.3% in 1975 to 48% in 2005 and 58% in 2010, showing the increasing rate of urbanization.

In addition, housing delivery arrangement that stimulates the development of informal housing has constrained the growth of Indonesia's housing finance system. House buyers have to self-finance themselves to obtain their houses. As a result, the accumulating informal housing has become the most affordable option to the majority of the people (Lee, 1996), and rental housing has been taking a vital role in providing housing especially for the low-income groups in developing countries including Indonesia (Hoffman, 1991; World Bank, 1984). In addition, the community self-reliance is estimated to take part on the provision of almost 80% total houses in Indonesia (Widoyoko, 2007).

As the high housing price led to difficulty for the middle-to-low income earners in buying houses (Baker, 2012), the urban setting has influenced residents' choice of renting instead of buying. The fast-uncontrolled growth of large of unhealthy slum and informal settlement areas has led to the condition of disorganized settlements, especially in big cities in Indonesia, which further led to hindrances to various development opportunities (Fig. 1.1). These issues influence each other and create a cause-effect reaction, thus it is complicated to solve one without taking efforts in solving the others at the same time.

In regards to rental housing facilities, a large number of residents have difficulties in renting on a yearly basis as in rental houses. As for public rental housing, or further called "rental flats", in addition to the limited number of units, not everyone is eligible to stay there. As the development of urban settlement in Jakarta which occurs spontaneously (Hudalah & Firman, 2010) continuously growing and adapting to social conditions and demands, more housing options are available in the market. Answering to the market demand, house owners develop a monthly private rental housing facility within their house, called a *kost*.

The fast growing *kosts* have formed unique heterogeneous urban living environment in Indonesia. This highly-sought-after private rental housing represents design personalization, as its conditions and provisions vary greatly (Wulandari & Mori, 2014).

This type of informal rental housing shows potentials to provide effective contribution to overcome the lack of affordable and adequate housing in Indonesia.

However, various issues have been developing within kost as well as on its surroundings due to its informal nature, which makes it important to examine its development, operation, regulation, and potentials before making further steps to develop proper planning solutions, and ensure the proper establishment of kost, before incorporating this housing type in further planning consideration to achieve higher housing affordability and adequacy conditions (Fig. 1.1).

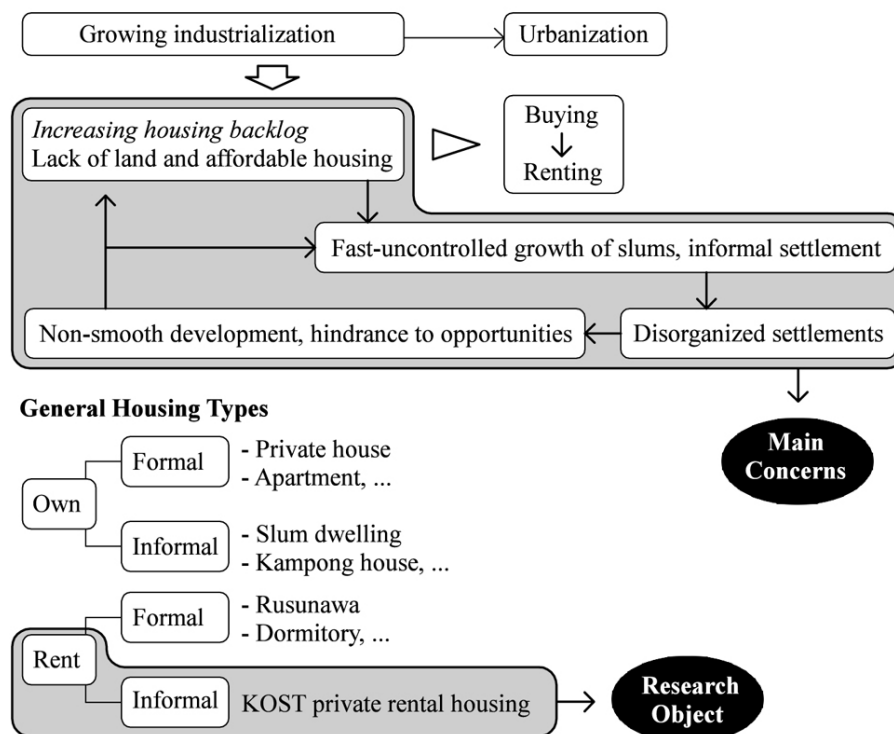


Fig. 1.1 Main concerns and research object

1.2. PROBLEM STATEMENT

Due to growing industrialization, the rate of urbanization in Indonesia has been increasing, and the percentage of total urban population is expected to reach 60% by 2025. Moreover, Indonesia is facing the problem of an increasing backlog of houses. The high housing price led to the middle-to-low income earners' choice of renting instead of buying. As the result, the accumulating informal housing, including kost, has become the most affordable option, while the fast-uncontrolled growth of unhealthy slum and informal settlement areas hinder various development opportunities.

As one of the highly sought-after spontaneous housing options, kost has been a potential option to provide temporary housing for the residents. However, various issues have been developing due to its informal nature. In addition to the lack of detailed studies to kost characteristics and operation, the current regulations applied to kost designs and

management might not be regulated to the utmost extent, resulting in many kosts being unnoticed by the government or having low quality living conditions.

By optimizing the Architectural Planning Research and Environment Behavior Studies approaches, this research explores the current situation of this informal rental housing type and develops the basis of kost planning solutions, aiming to propose kost as an important part of further planning consideration to overcome the lack of affordable and adequate housing in Indonesia.

1.3. PURPOSE OF THE STUDY

The purpose of this research was to describe the basic characteristics of kost and to propose solutions towards the improvement of its management and living environment. The result of this study provides significant grounds to develop proper planning solutions, and ensure the proper establishment of kost, in order to properly integrate this housing type in further housing planning considerations and policies.

The study applied Architectural Planning Research and Environment Behavior Studies approaches through qualitative and quantitative research methods to assess the nature, characteristics, development, and operation of kost, and to understand the potentials for its improvement of condition and management.

The data collection process incorporated statistical studies, interviews and discussions with government officials, site survey, which includes personal interviews and layout mapping, as well as questionnaire dispatches.

1.4. RESEARCH QUESTIONS

This work was conducted with the aim to clarify these following research questions:

1. A review on the nature, development and operation of kost

Before going further, it is necessary to clarify the basic characteristics of kost in order to obtain clearer comprehension on this rental housing facility, to understand the potentials for its improvement of condition and management, and to prepare the base steps for dealing with various issues of kost, and conducting further research. In this case, examinations of kost nature, development, operation, role of kost is necessary.

2. Physical aspects, space formations and arrangements in kost

Focusing on space planning by owners, the examination towards the physical aspects and various patterns of spatial formations and arrangement in kosts and the impact on the living space of residents are significant in order to improve the condition and management of kost.

3. A review on the implementation and impact of the current legal basis of kost

This study assessed the implementation and impact of the current legal basis, observe the situation of kost housing as private houses with public issues, and clarified what should have been considered while developing the suitable planning solutions.

4. Tenants' living experience and the social aspects of living in kost

The study on sustainability and community cohesion in kost and further examination on social perspective of the living experience of tenants were conducted, aiming to clarify tenants' living experience and the social aspects in kost.

5. Improvement approaches towards kost and housing condition

Based on the previous studies, this research aimed to develop improvement approaches and proposals for future planning and development towards kost in a smaller scale, which in turn may contribute to the improvement of housing condition in Indonesia in a bigger scale.

1.5. IMPORTANCE OF THE STUDY

The topic of kosts has not been widely studied, and there are not a lot of publications focusing on kosts, while this highly-sought-after private rental housing shows potentials to provide effective contribution to overcome the lack of affordable and adequate housing in Indonesia. As various issues have been developing within kost as well as on its surroundings due to its informal nature, it is important to examine its development, operation, regulation, and potentials before making further steps to develop proper planning solutions, and ensure the proper establishment of kost.

This research examined its development, operation, regulation, and potentials before making further steps to develop proper planning solutions, and ensure the proper establishment of kost, before incorporating this housing type in further planning consideration to achieve higher housing affordability and adequacy conditions.

1.6. SCOPE OF THE STUDY

The present research examines kost, informal rental housing type in Indonesia, and DKI Jakarta Province, which is the capital city of Indonesia, was selected as the main site for case study. Four subdistricts in West Jakarta municipality of The subdistricts were selected based on statistical study, interview and advice from Jakarta Tax Service Agency, while further studies related to the current legal basis was conducted by utilizing data from Central Jakarta acquired from Jakarta Housing and Building Agency.

The topics on the nature, development and operation of kost, as well as its role among other housing types in Indonesia, the physical aspects, space formations and arrangements in kost were explored in this study. In addition, the implementation and impact of the current legal basis was observed and analysed to clarify the base of the current management approaches and regulation of kost. Further, tenants' living experience and social aspects of living in kost were studied to understand the people around kost and various aspects related to them.

This study aims to understand the various patterns of spatial arrangement in *kosts*, private rental housing developed with various conditions and arrangement, and to address the impacts on the residents' living space focusing on kost space which was planned by owners. Further, it observes the appropriateness of considering a kost as a healthy home.

In addition, this research aspires to understand the nature of *kost*, to examine the implementation and impact of the current legal basis, and to observe what should have been considered while developing the suitable planning solutions. Moreover, this research studies the situation of *kost* housing as private houses with public issues.

Further, aiming to understand the social aspects of life in *kost*, this study addresses the key issues occurred focusing on tenants towards their *kost* and its neighborhood. It identifies current priorities and suggestions for future service policies and improvement.

1.7. SUMMARY

The current research is about the improvement of management and living environment of *kost*, an informal private rental housing type that shows potentials to provide effective contribution to overcome the lack of affordable and adequate housing in Indonesia, conducted by optimizing the Architectural Planning Research and Environment Behavior Studies approaches, this study aims to develop the basis of *kost* planning solutions and proper establishment.

This study aims to understand the various patterns of spatial arrangement in *kosts*, private rental housing developed with various conditions and setups, and to address the impacts on the residents' living space focusing on *kost* space which was planned by owners. Furthermore, this research observes the appropriateness of considering a *kost* as a healthy home. In addition, it examined its development, operation, regulation, and potentials before making further steps to develop proper planning solutions, and ensure the proper establishment of *kost*, before incorporating this housing type in further planning consideration to achieve higher housing affordability and adequacy conditions.

The summary of the research results, separated by the main topics, were as follows:

- 1) Physical aspects and characteristics of the spatial structure: Focusing on space planning by owners, this study explored various patterns of spatial arrangement in *kosts* and the impact on the living space of residents. The result was published in Journal of Asian Architecture and Building Engineering (JAABE) in 2014.
- 2) Implementation and impact of the current legal basis: This study assessed the implementation and impact of the current legal basis, observe the situation of *kost* housing as private houses with public issues, and clarified what should have been considered while developing the suitable planning solutions. The result was published in Journal of Habitat Engineering and Design (JHED) in 2014.
- 3) Nature of facility, operation, and management: This study examined *kost* characteristics, operation, role and issues of *kost* as a self-organized housing facility. The article based on this study has been accepted and scheduled for publication in Journal of Civil Engineering and Architecture (JCEA) in 2015.
- 4) Social aspects, living experience, and preferences: The study on sustainability and community cohesion in *kost* was presented at the international symposium of CPIJ in 2013, and further examination on social perspective of the living experience of tenants was presented at the international conference of APNHR in 2015.

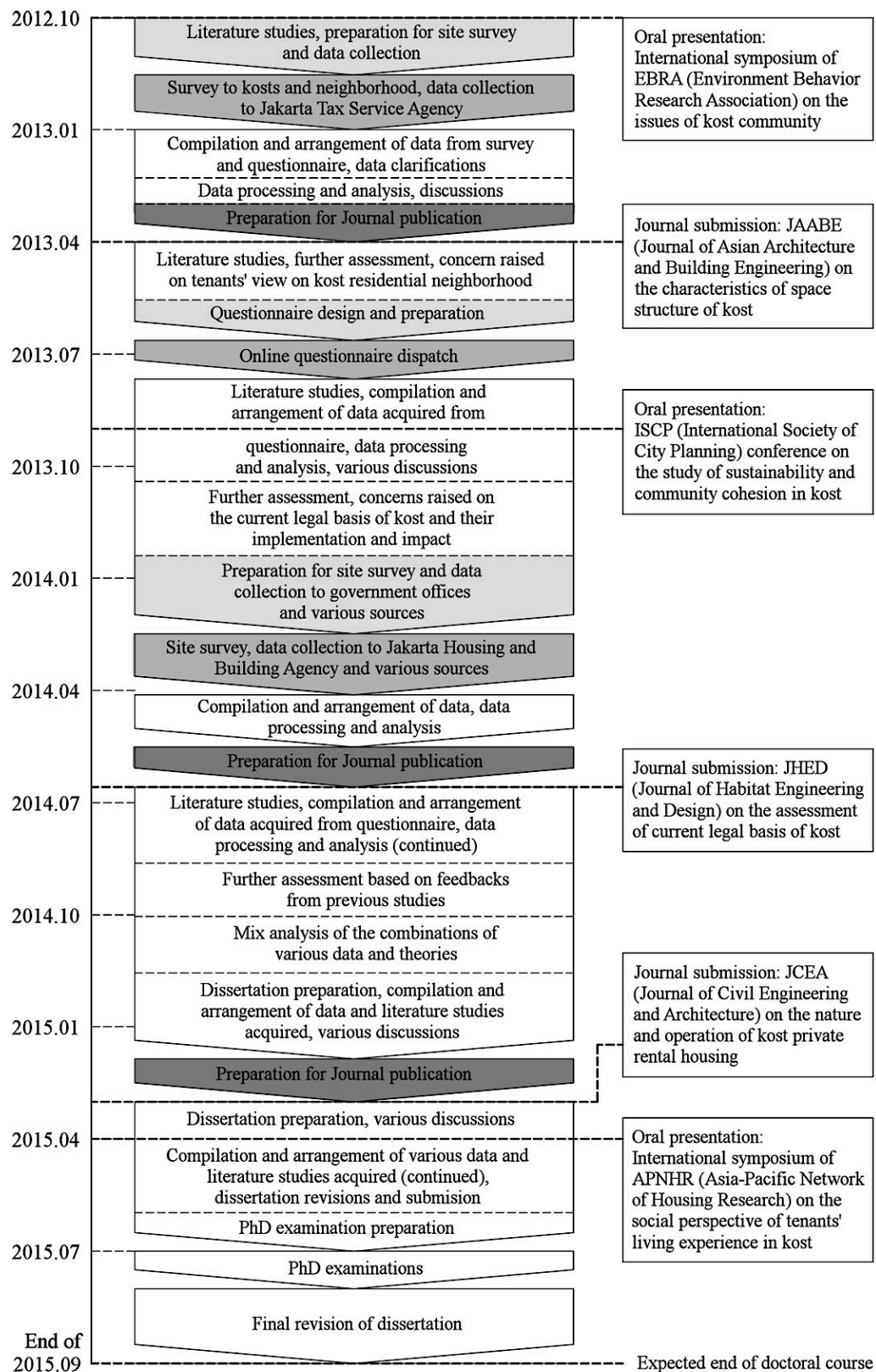
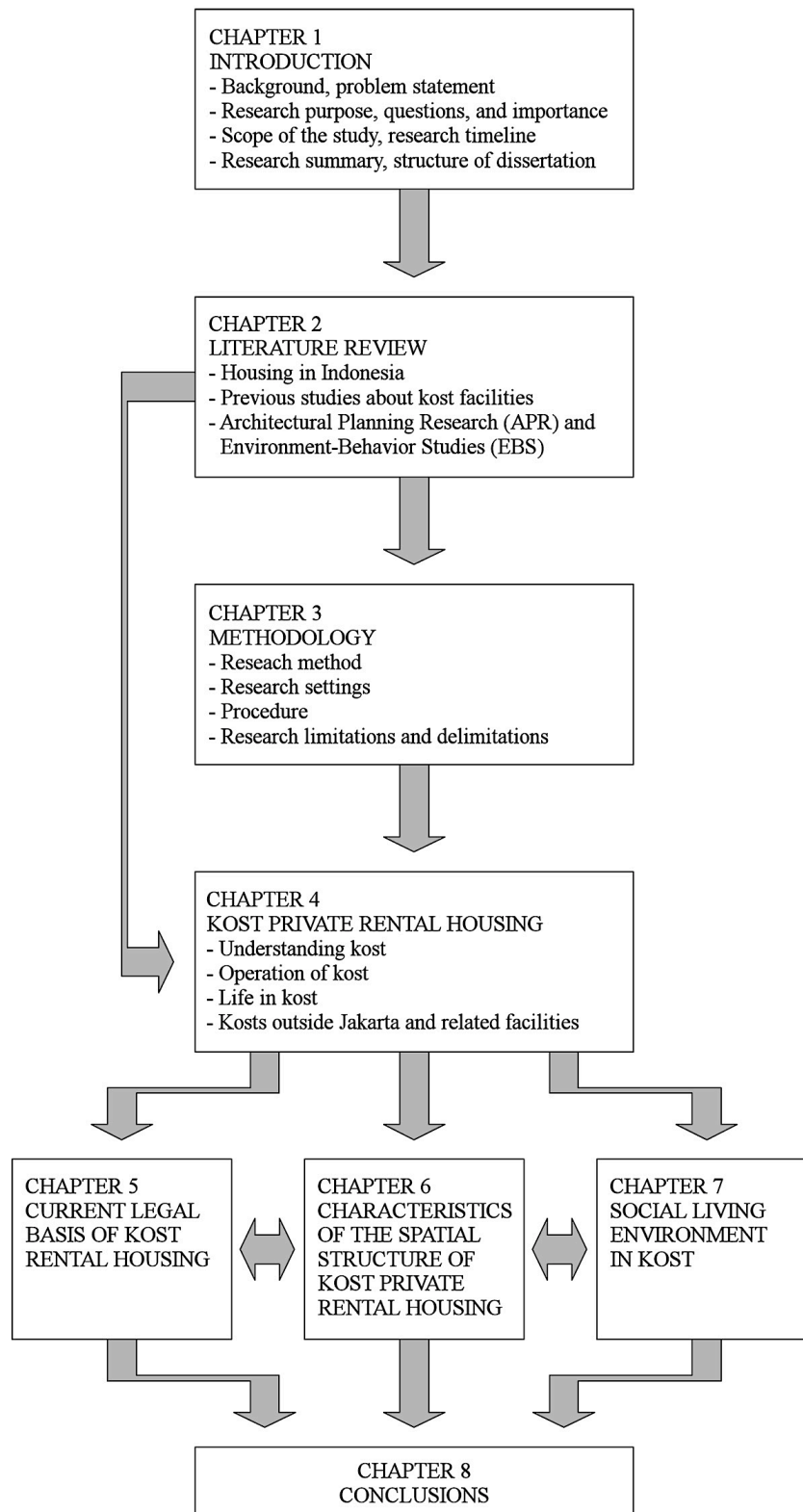


Fig. 1.2 Research timeline

1.8. STRUCTURE OF DISSERTATION



REFERENCES

- Baker, J. (Ed.). (2012). Climate change, disaster risk, and the urban poor: Cities building resilience for a changing world.
- Hoffman, M. (1991). Rental housing in urban Indonesia. *Habitat International* , 15 (12), 181-206.
- Hudalah, D., & Firman, T. (2010, December 20). *Urban development: What to do and what can we expect?* Retrieved May 9, 2015, from The Jakarta Post: www.jakarta.post.com
- Lee, M. (1996). The evolution of housing finance in Indonesia: Innovative responses to opportunities. *Habitat International* , 20 (4), 583-594.
- Republika. (2015, January 21). *Indonesia's housing backlog stands at 13.5 million houses [Online]*. (j. Marbun, Ed.) Retrieved Aug 19, 2015, from <http://www.republika.co.id/berita/en/jakarta-region-others/15/01/21/niirll-indonesias-housing-backlog-stands-at-135-million-houses>
- Statistics Indonesia, B. (n.d.). *Percentage of Urban Population by Province, 2010-2035*. (S. Indonesia, Producer) Retrieved January 29, 2015, from BPS - Statistics Indonesia: <http://www.bps.go.id/linkTabelStatis/view/id/1276>
- Widoyoko, D. (2007). Good governance and provision of affordable housing in DKI Jakarta, Indonesia. In M. Sohail (Ed.), *Partnering to Combat Corruption Series*. Loughborough: Loughborough University.
- World Bank, . (1984). Rental Housing: a Rediscovery Priority. *Urban Edge* , 8 (2), 1-5.
- Wulandari, D. W., & Mori, S. (2014). Characteristics of the Spatial Structure of Kots Private Rental Housing: a Case Study of the Urban Settlement of Jakarta, Indonesia. *Journal of Asian Architecture and Building Engineering* , 13 (2), 309-316.

CHAPTER 2.

LITERATURE REVIEW

2.1. HOUSING IN INDONESIA

2.1.1. Housing Conditions in Indonesia

Design quality is principal to how places work. In fact, well-designed housing may improve social well being, quality of life, and the community, bring public health benefits, increase property value, and reduce crime (CABE, 2010).

Currently proper adequate housing is still a major concern in Indonesia. The 2010 National Socio- economic Survey mentioned that Indonesia was one of the countries with the highest relative minimum wage in the world with the percentage reaching around 65% of the average wage of salaried workers (OECD, 2010). On the other hand, the dense population of Jakarta, partly due to urbanization, leads to high housing prices. These factors lead to the condition in which middle-to-low income earners have difficulty in buying houses (Baker, 2012), even though the urban settlement development in Jakarta which occurs spontaneously (Hudalah & Firman, 2010) is continuously growing and adapting to social conditions and demands, providing affordable living spaces for a wide range of residents.

Furthermore, as one of the countries with high rate of urbanization in Asia, almost 50% of the populations of Indonesia live in urban areas in 2010 (United Nations Department of Economic and Social Affairs (UNDESA), 2012) having around 4% of total population living for many years in the urban setting of Jakarta (Statistics Indonesia, 2015a), the capital city and a dominant center of economic, social, administrative, and other activities in Indonesia (Susantono, 1998). Rental housing has been taking a vital role in providing housing especially for the low-income groups in developing countries including Indonesia (Hoffman, 1991; World Bank, 1984).

Indonesia is facing problem of a backlog of about six million houses, with growth of about 800,000 annually. Moreover, as the result of growing industrialization, the rate of urbanization has been increasing, and the percentage of total urban population of Indonesia is expected to reach 60% by 2025 (Statistics Indonesia, 2015b). In addition, housing delivery arrangement that stimulates the development of informal housing has constrained the growth of Indonesia's housing finance system. House buyers have to self-finance themselves to obtain their houses. As a result, the accumulating informal housing has become the most affordable option to the majority of the people (Lee, 1996).

At this moment, Indonesia is working towards the aim of widespread changes in the society. The development seems to be greatly emphasized on decentralization, local empowerment, transparency of management and conducts, as well as public participation in the development process. However, having the economic crisis and political and social instability that occurred and affected most regions, these efforts may face various hindrances on their implementation efficiencies.

The community self-reliance is estimated to take part on the provision of almost 80% total houses in Indonesia. While formal housing, developed systematically and with good planning, only forms 10 to 20% of total housing areas, the mostly-exist informal housing settlement known as *kampong*, is usually not developed with planning. The services and facilities of informal housing are attempted by families or individuals instead of being designed and prepared before (Widoyoko, 2007). Table 1 (Kuswartojo, 2005) compares formal and informal housing areas in Indonesia.

Table 2.1 Types of housing development in Indonesia (Kuswartojo, 2005)

Type		Example	Initiator	Characteristic
Formal	Organized	Apartment complex, real estate	Companies (developers, housing development organizations), government	Following rules of the regional or city government
	Individual	Private house	Individual, family	Following rules and infrastructure network determined by the regional or city government.
Informal	Legal	Kampong house	Individual, family, group	- Developing on their land without following construction rules. - Generally not equipped with infrastructure network.
	Illegal	Slum area	Individual, family, group	- Constructing not on their land. - Not following construction rules.

Informal settlements are defined as: 1) housing that occupies a land illegally; 2) housing that does not comply with current planning and building regulations (Glossary of Environment Statistics, 1997). As the occupants tend to have limited legal claims and do not have the rights over land or housing they occupy, the unclear status and tenures of informal settlements hinder improvement opportunities to the level and quality of services. The existence and growth of these settlements are not only caused by urban growth, rapid urbanization or income poverty but also by various factors, e.g. regulatory framework for urban planning, delivery of land for settlements, and government spending on infrastructure (Ballesteros, 2011).

2.1.2. Housing Finance Policies

The housing finance policies and programs in Indonesia, which are part of the long-term National Development Plan (2004 – 2025) and further elaborated in the Medium-Term Development Plans of 2004-2009 and 2010-2014, aimed at enabling access to home ownership of low-income households as well as poor households (United Nations OHCHR, 2012).

During the period of the Second Medium-Term Development Plan (2010-2014), the government worked on the development plan that consists of efforts towards economic development and social welfare, government reform and capacity building, democracy strengthening, law enforcement, eradication of corruption, and inclusive and equitable development. In addition, various goals were set for housing and human settlements, e.g. provision of decent housing and feasible and sustainable local housing delivery systems.

It was expected that through better access to credit especially for low-income people, long-term capital mobilization through primary and secondary markets, sustainable housing assistance programs, and investments for housing development, the housing financial system will be strengthened (United Nations OHCHR, 2012).

The high urban population growth, the shortage of land for housing and urbanized land, and the sharply increasing housing and land prices has taken part in causing a housing affordability crisis in Indonesia, mainly for low-and-middle income households, which in turn has led to the further growth of informal settlements (Rotnik, 2013).

2.1.3. Housing Policy Implementation

Housing policy implementation is conducted through two main programs (United Nations OHCHR, 2012). The first is the Housing Development Program, which focuses on improving housing regulations, providing housing infrastructure and facilities for the poor, development of healthy housing (low-rise and high-rise), exchanging experiences, and best practices on housing development.

The second program is the Housing Community Empowerment Program, which focuses on developing housing finance system, improving quality of slums, traditional villages, fishermen villages, and resettlement areas, facilitating and stimulating community-based housing development, facilitating and stimulating post-disaster rehabilitation of human settlements, simplifying procedures, improving tenure security, enhancing local housing institutions such as micro-finance institutions or cooperatives, strengthening stake-holders forum, and supporting social housing development.

In general, the government have taken several measures to enable the development of more prospective financial sector that may support other sectors of the economy, including the housing sector. At this moment, despite the crisis, the housing sector is one of the sectors that are considered to have prospects in providing contribution to the economic growth of Indonesia (United Nations OHCHR, 2012).

2.1.4. Dwelling Patterns

There are several types of dwelling status in Indonesia, i.e. privately owned, contract basis, rental basis, free-rental basis, official residence, owned by parents or relatives, and others. A place has a status of privately owned if a head or a member of the family already owns it. House purchased under installment through bank loans or under the status of lease purchase is also considered as privately owned. The summary of the dwelling status is shown in table 2.2.

In addition, a dwelling is under contract basis if a head or a member of the family rents it for a specific period of time, e.g. one year or two years, under a contractual agreement between the house owner and the user. The payment is usually done in advance or by installment depending on the agreement. Furthermore, a place is under rental basis if a head or a member of the family rents it, and it involves rental payment, which is paid regularly and continuously without specific time limit.

Table 2.2 Different Kinds of Dwelling Status in Indonesia

Dwelling Status	Owner	Stay Period	Cost	Method of Payment
Privately owned	Oneself	Free	Free	n.a.
Contract basis	Anyone	Specified	Based on agreement	Based on agreement (done in advance, or by installment)
Rental basis	Anyone	Unspecified	Based on agreement	With payment
Free-rental basis	Anyone	Unspecified	Free	Free
Official residence	Institution	Based on agreement	Free, or based on agreement	Based on agreement
Owned by parents or relatives	Parents or relatives	Unspecified	Free	n.a.
Others (Not classified above)	Conditions vary	Conditions vary	Conditions vary	Conditions vary

On the other hand, it has the status of free-rental basis if it is obtained from party other than the resident's parents or relatives, and is occupied without any payment involved. There are also other types of dwelling status, i.e. official residence, which is a dwelling place that is owned and provided by an institution, with and without rental payment involved; owned by parents or relatives, which is a place of residence that does not belong to the resident him/herself but to his/her parents or relatives, but payment is not required to inhabit the place, and others, which applies to places of residence that cannot be classified into one of the above categories, e.g. residence owned by a group of people and traditional houses.

While the percentage of dwellings with status of contract or lease has been considerably similar over the years, the percentage of dwellings with status of own in Indonesia has been slightly decreasing (Fig. 2.1) (Statistics Indonesia, 2015c; 2015d). However, the decrease is more obvious in the case of Jakarta (Fig. 2.2) (Statistics Indonesia, 2015c; 2015d), and those with status of contract or lease seem to be increasing. As the high housing price due to the dense population of Jakarta led to difficulty for the middle-to-low income earners in buying houses (Baker, 2012), the urban setting has influenced residents' choice of renting instead of buying.

In addition, there are several types of certificate of land to clarify land ownership status in Indonesia, which are as follows: a. Certificate of BPN / Agrarian Office, which is a proof of land ownership that given by the landowner. This certificate can be in the form of a certificate of land ownership, the use of building, or the use of land; b. Land Deed, which is a proof of land ownership made by deed officers (PPAT/notaries) in the form of a certificate of sales agreement between the seller and purchaser of the land used as a place of residence of the corresponding party; c. Girik, which is a proof of land ownership issued by village (kelurahan) head, that is used for the collection of Land and Building Tax; d. Others, which includes, or example, the letter of the purchase of land (not the land sale agreement) certified or uncertified, and other proof of land ownership other than the above categories; e. No Evidence, which is the case in which the land of occupied home does not have any proof of land ownership.

Under Indonesian law, any actions related to land must be processed by a Land Deed Official (Pejabat Pembuat Akta Tanah or PPAT). Most notaries are PPAT officials but PPAT officials do not necessarily be notaries. In rural areas, PPAT officials are often local government officials, e.g. camat (a district head) or the head of the National Land Office (Badan Pertanahan Nasional or BPN), who has the authority over the area in which the property is situated.

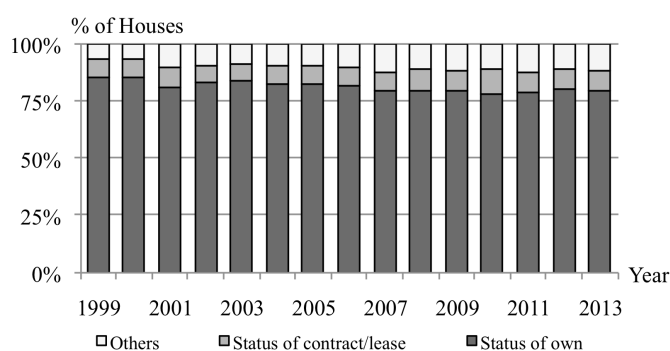


Fig. 2.1 Dwelling Ownership Status in Indonesia from 1999 to 2013
(Statistics Indonesia, 2015c; 2015d)

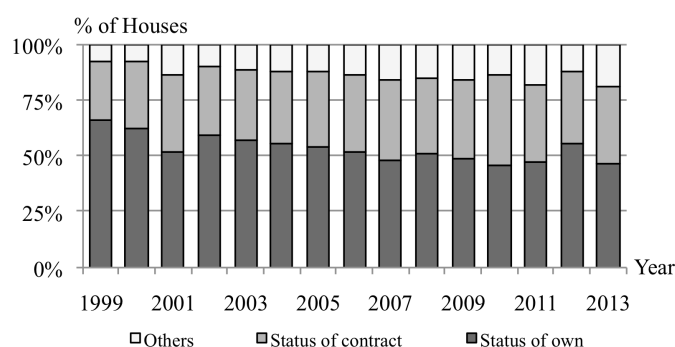


Fig. 2.2 Dwelling Ownership Status in Jakarta from 1999 to 2013
(Statistics Indonesia, 2015c; 2015d)

The legal status of the land is the status that applies on the land on which stands the residential building materials of the corresponding party, without paying attention to the status of ownership of the residential building itself. In regards to the rights over a land for residential purposes, there are three types of rights in Indonesia, i.e. right on the land ownership, right on the use of building, and right on the use of land. The right on the land ownership is the right to the land without any time limit, that can be transferred to other party, and can be used for various purposes. In addition, the right on the use of building is the right to the land for maximum 30 years, that can be transferred to other party, but the scope is limited only to the building usage. On the other hand, the right on the use of land is the right to use the land for a limited period of time, usually around 10 years, or as long as the land is used for specific purposes.

2.1.5. Profiles of Different Types of Housing

According to The Law of the Republic of Indonesia No. 1 Year 2011 on Housing and Settlement Area, house is a building that serves as a habitable dwelling, the means of family development, a reflection of dignity of its inhabitants, and an asset for its owner.

House type classifications are distinguished by development factors and occupancy, which include: a. Commercial house; held to obtain benefits in accordance with community needs; b. Public houses; organized to meet the needs of home of the low income groups; c. Self-help home; organized by the initiative and effort of the community, either individually or in groups; may obtain help and ease of Government and/or local governments; d. Special house; held in order to meet housing needs for special needs, and provided by the Government and/or local governments; e. Home country; provided by the Government and/or local governments; house owned by the state and serves as a residence or dwelling and means of fostering and supporting families execution of official duties and/or civil servants.

The house forms are divided into single house, row house, and flat. In single house type, one house building is completely unattached to the building of surrounding houses. In row house type, some parts of the house buildings are attached to the building of surrounding houses. Floor area of a single house and row house has a minimum size of at least 36 sqm.



Figure 2.3 Examples of single house type and row house type in Jakarta

On the other hand, according to the Law of the Republic of Indonesia No. 16 Year 1985, flat is a high rise building used especially for shelter, which is divided into parts that are functionally structured in horizontal and vertical direction with units that are able to be owned and used separately, provided with common areas, shared ground, and shared facilities. Some high rise residential buildings are owned by private, while the subsidized ones are owned by government, which are more affordable for people from low-to-middle income level.

The National Housing Company (Perumnas) pioneered the development of vertical housing (flats), especially in large cities in which land area is increasingly limited. The construction of flats is also implemented to support the urban renewal program. There are

two types of public vertical housing in Indonesia, which are rusunami (low-cost apartment) and rusunawa (simple rental flats).

Rusunami is a vertical public housing facility with ownership possibility. The first-hand owner has to buy it from the developer. Moreover, simple rental flats (rusunawa) is a simple flats that are rented out to specific urban communities who cannot afford to buy a house or who wish to stay for a while such as students, temporary workers and others.

Government projects "One Million Houses" and "1000 Towers" are efforts aimed to organize the city by building more vertical houses including rusunami. Beside aiming to revitalize the slum areas and the lack of affordable housing in Indonesia, this projects try to bring community residents closer to and from work or other activities.



Figure 2.4 Example of rusunami and rusunawa in Jakarta
(Indonesia National Housing (Perumnas), n.d.)



Figure 2.5 Example of residential area environments in Jakarta

2.1.6. Affordable Housing and Temporary Housing

According to the description of Australia NSW Government, affordable housing is housing that is fit for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs, e.g. food, clothing, transport, medical care and education (Australia NSW Government, n.d.).

Housing affordability is one of the major indicators used to assess national housing policy. Housing policies tend to aim to provide good and affordable housing to all residents rather than catering for specific group people, thus the national housing standards continue to develop and become stricted, specifying more severe requirements for housing quality, protection of the environment, personal security and consumer satisfaction. While the process of taking efforts in providing housing tend to encourage owners to invest in their housing, a number of more-basic housing issues, such as the low quality condition of housing and its neighborhood, seem to be considerably less progressive (Lias, 2002).

The value of housing is marked according to its performance, usefulness, combined with the provision level of comfort and hygiene. In addition, the importance of people in housing is recognized when people live in it and the house is acceptable in a community (Dwijendra, 2013). Based on various extensive researches conducted on the theme of affordable housing provision in developing countries, it seems that the lack of standard meaning in housing affects the provision of quality housing. Housing quality itself is subjective, as an opinion about quality depends on each individual, and quality is more about providing minimum standards of houses that is acceptable for the resident to live in (Feijten & Mulder, 2005).

The problem of housing backlog in Indonesia currently has reached about 13.5 million houses, while the number of housing has only been developing at the rate of 300 to 400 thousand houses annually (Republika, 2015). Currently the program of building one million houses per year is conducted in Indonesia. However, even if the development can catch up with the yearly goal, Indonesia will still need a long time to overcome the backlog. While the government aims to provide houses for Indonesian citizens, priority is given to the middle-lower income groups.

In general, urbanization occurs because people believe it is easier to make a living in cities rather than in villages. The government may to involve people in the villages in the program to prevent urbanization. The ministry of housing encourages villagers to build their own landed-houses and the financial institutions should provide easy access to housing credit for them. The local administrations should take active part in this matter.

In rural areas, where the price is relatively low, developers are encouraged to build small houses. In addition, favorable regulations are provided to gain developers' interest in participation in this program. Since 2005, each local administration is required to provide a minimum of 50 hectares of land where developers can build houses. Further, each area is also supported with planning advices and by providing funds to build infrastructure such as roads, and try to increase the demand by offering subsidies for low-income level people they buy their first house (The Jakarta Post, 2007).

The regulation requiring developers to build low-cost houses when they develop real estate applies to increase housing provision support from them. There is a formula of 1-3-6, meaning a developer who builds one luxurious house is required to build three medium-cost houses and six low-cost houses. However, it is not easy to enforce this regulation as the national government is not involved directly in issuing permits to developers. The process is under the authority of the local administration, particularly the housing agency. The monetary crisis has also made this regulation ineffective. In Jakarta, the city administration makes adjustments. They allow developers not to build low-cost houses, but require them to pay some money in exchange (The Jakarta Post, 2007).

Indonesia is targeting to decrease the total number of slum areas in Indonesia year by year. It is not an easy process because it is not only about moving them to low-cost apartments, but it also requires an economic empowerment scheme so that they can maintain their livelihoods in the new place. It also depends on the budget, because people in this group couldn't buy any house due to the low income. In this case, the government needs to build "social housing" for people with very low budgets, e.g. low-cost public rental housing. As Indonesia has no budget for housing development, the country has to depend on the private sector, but it has budget allocation to build low-cost rental apartments, which are meant to eradicate slum areas in big cities and for industrial workers and students (The Jakarta Post, 2007).

2.1.7. Rental Housing Facilities

Rental housing is defined as a housing facility with rental status in all or parts of its facility. From the viewpoint of the user's needs, the property is rented due to (1) ownership issues, (2) the need to live in non-permanent housing for a period of time or at a certain location (Kemp and Keoghan, 2001 as cited by Nurdini and Harun, 2012; and Ozaki in Bartlett, 2002 as cited by Nurdini and Harun, 2012), or (3) preference for renting rather than buying (Kenyon and Heath, 2001 as cited by Nurdini and Harun, 2012).

There are several types of rental housing facilities in Indonesia including rental houses, dormitories, *rusunawas* and *kosts*. A rental house is a house for rent. It can be in the form of a house or an apartment unit paid generally on a yearly basis. A dormitory is a temporary home to a group of people, made up of several rooms and led by a dorm head (Indonesia Ministry of Education, Center of Language, 2008). The eligibility of tenants is restricted, i.e. people from certain groups related to the facility owner.

A *kost* is a rental facility paid on a monthly basis, and the fee may include other services depending on the arrangement (Jakarta Housing Department, n.d.). In a *kost*, bedrooms, instead of the whole house, are rented out to tenants. Each *kost* has its own rules depending on the owner's decisions. The Regulation of Indonesian Ministry of Housing No.18/PERMEN/M/2007 mentioned that a *rusunawa*, or a public rental flat, is a high-rise building with a lease status, built by the funds provided by the state or regional budgets, mainly functioning as a shelter, and with units used separately. In this case, a *rusunawa* is comparable to a *kost*, since it is paid for on a monthly basis and is generally open to anyone instead of only to people related to certain groups or organizations.

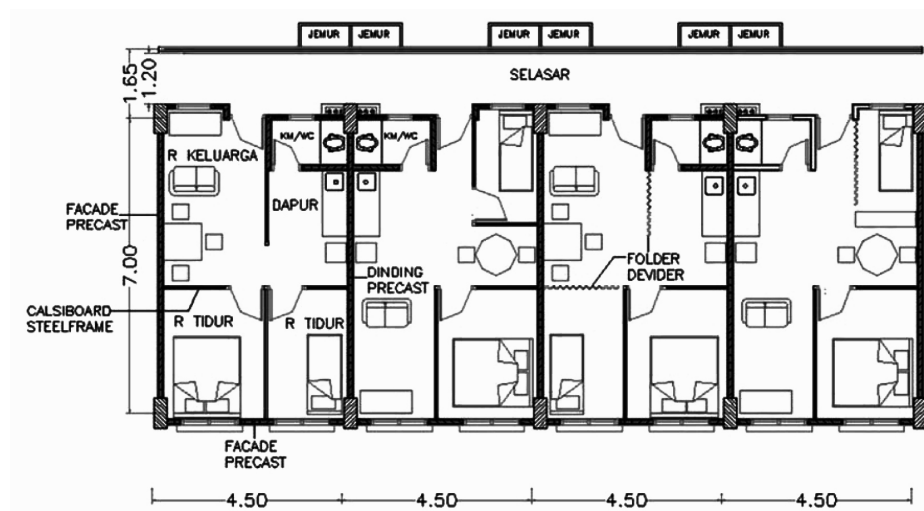
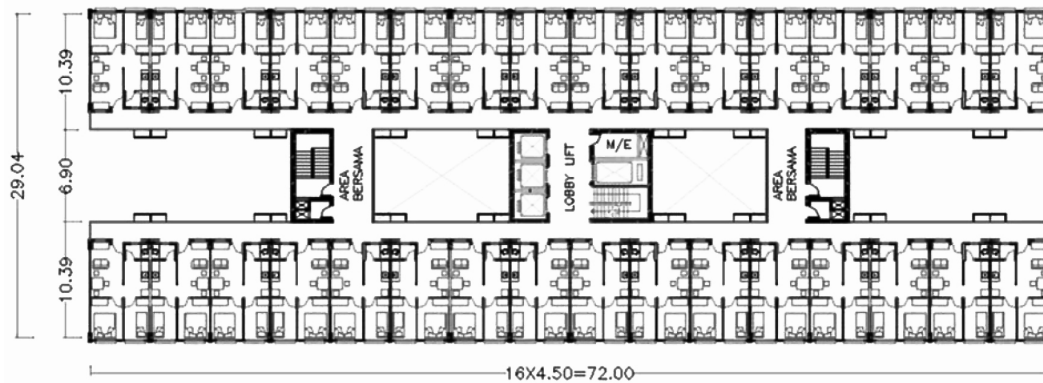
Table 2.3 Comparison Between Dormitory, Rusunawa, and Kost

	Dormitory	Rusunawa	Kost
Definition	Temporary housing for people with certain similarities	Multi-storey public housing in a rental basis	House used as a source of income by accepting tenants to stay for at least one month
Tenant	Relevant person	Anyone (who fit the criteria)	Anyone (who fit the criteria)
Owner	Organization	Government	Private
Rate	Per month	Per month	Per month
Form	Rooms inside a building	House units inside a building	Rooms inside a building
Additional services	n.a., or depending on the arrangement	n.a.	Laundry, room cleaning, food
Relationship O = owner T = tenant S = staff			

The main issue faced by developing countries including Indonesia is the issue of human settlements, especially in big cities. One of the major problems of urban population growth is increasing demand for housing on limited land. One alternative to solve the housing needs in urban areas is to develop vertical residential buildings. Vertical residential building is the most rational response to face the population explosion, to eliminate slums, and as commitment to protect the environment, to reach land efficiency and to bring people closer to their workplace. Aiming for the market of people from middle to low income level, the government constructed public rental flats (rusunawa).

Facing the city development issues such as land constraints and high land price for housing development in Jakarta led to one of the alternative housing solutions which is the vertical development, or commonly known as flats construction. Since 1994, the city administration commissioned the Department of Housing and Residential Development to conduct the construction of simple rental facilities aimed for low-to-middle income communities. But with so many problems that arise in the management and leasing of these facilities, starting in 2001 the city administration decided to build rusunawa, facilities funded by state and/or regional budget.

The eligible tenants of rusunawa are: 1) residents who are affected by the construction of rusun or other public facilities/services, 2) government staffs or labors whose salary lower than the Province Minimum Wage range, and 3) Jakarta residents from low-to-middle income level who have never owned a house. Regarding the low-to-middle income level range, after considering the recommendation from Statistics Indonesia (BPS), from June 2010, the government has widened the middle-income level range from maximum 4.5 million rupiahs to maximum 6 million rupiahs.



Rusunawa consists of units with typical floor plan, designed following the government minimum requirement of basic healthy homes (Figures 2.6 & 2.7). Based on General Guidelines For Basic Healthy Homes in Indonesia, in an effort to improve the quality of comfort and health of occupants in performing daily life activities, the rooms that need to be provided in the house at least consist of one bedroom, one common area, and one bathroom that can be used for bathing, washing, and toilet facilities.

2.2. PREVIOUS STUDIES ABOUT KOST

2.2.1. Review of Previous Research

The previous study, which was conducted from 2010 to 2012 during Master's course, concerned about cases of kost private rental housing, which are popular housing options in Indonesia, especially in big cities, but they have not intensively explored and regulated.

The high housing price combined with the fact that Indonesia was one of the countries with highest relative minimum wages in the world led to the condition in which people from middle-to-low income level have difficulties in having houses. Therefore, it is common that singles or couples stay in rental facilities first before their economic capability increases. However, a large number of residents have difficulties in renting on a yearly basis, and, in addition to the limited number of units, not everyone is eligible to stay in public rental housing. Answering to the market demand, house owners develop a monthly private rental housing facility within their house, called a kost. However, kost set-ups tend to be informal, thus the design, provision and operation are very flexible depending on owner's preference. Further, most costs are not registered, although they are profit-oriented and highly sought after. These conditions result in many being unnoticed by the government or having low quality conditions.

As the development of urban settlement in Jakarta continuously growing, more housing options are available in the market. One of spontaneous settlement developed by the residents themselves is kost. The fast growing costs have formed unique heterogeneous urban living environment in Indonesia. This popular private rental housing represents design personalization, as its conditions and provisions vary greatly. However, many are not fit to be considered healthy homes. The spatial organization and the lack of space trigger the misuse of space and behavioral changes in tenants. Various issues have been developing due to its informal nature.

During this research, the concepts of culture, housing, and people in the context of kost were studied and compared together in order to determine the interaction and relation between them. Due to changes in stages in life, the need for additional income and the market demand, house owners re-arrange and lend out their private space to be shared with the tenants. The processes of occupational modification, spatial alteration, and building with intention, combined with various owner-tenant separation levels and owners' planning consideration develop different types of kost facilities.

2.2.2. Previous Studies

In a research article by Nurdini and Harun (2011), the combination of two spatial valuations, i.e. actual and perceptual approaches, were described. They tried to identify the potential for user input in rental housing design. The comparison of renter perception and factual measurements is important to identify the housing design performance from user's point of view, and to discover the housing form from owner side. Through these approaches, spatial quality criteria are combined for future improvements.

In addition, in another study, Nurdini and Harun (2012) discussed about students' rental housing in Bandung that seem to be private establishment produced by "their supplier", thus making them similar to costs, which are developed by kost owners. These facilities were mainly resided by students. They observed four typologies of the production process and the design results of these rental housings, which consist of private houses, pavilion-type of houses, mass rental buildings, and apartments.

Tenants of these rental housings seemed to be quite critical in assessing the quality of their rooms, but it was complicated for them to assess the quality of the building, land, and neighborhood. This might be due to the fact that the room is the space tenants use the most, and it is the space they pay for. In addition, when the quality of the building, lot, and neighborhood were not up to their standard, the tenants seemed to have the tendency of developing tolerance and accepting the condition, instead of moving to another place to have these aspects in a better quality.

On the other hand, Hidayah and Shigemura (2005) examined the domestic space arrangements of private rental housing facilities, which seem to be related to *kost*, in the case of kampung settlements in kampung Ngentak Sapean, Yogyakarta, aiming to clarify how households re-arrange their previous domestic space when it is to be shared with tenants. Discussing the theme of private rental housing in the urban village context, a certain characteristics was noted, which is that the residents tend to built the house in stages, created opportunity to continuously have spatial adjustment day by day.

They discovered that the development process could be realized through occupation adjustment, spatial adjustment, and extension of the previous house. Spatial arrangement was done by minimum to maximum owner-tenant area separation, and it was observed that these changing processes have caused the households to lose 10% to 50% of their previous spatial occupation for tenants.

In addition, the study of Arifin (2000) which was conducted at Surabaya, East Java, described *kost* rooms as household rental rooms that commonly grow mainly on two areas, i.e. university and industrial estate areas. These two areas have different customers, having the students as the main customers around the university area, and the workers as the main customers around the industrial estate area. Her study focused on the owners of *kost* rooms in Rungkut industrial estate in Surabaya, and their renters who were mainly woman industrial workers. This study applied a socio-psychological approach in order to be able to determine the specific needs of woman industrial workers.

This study found that the household rental rooms are home based enterprises, owned and operated by self-employed individuals. Also, there is social interaction and closer relationship between the provider and the renter that may be different with the relationship between the seller and the buyer. The physical condition of *kost* rooms were averagely in low quality condition, especially the bathroom, water supply, and the quality of the building. It was also found that many *kosts* did not have a building permit.

Kost provider seemed to develop to an increasingly growing home-based business, and it took a role as an active provider of housing to meet the demand of the industrial workers. In addition, a *kost* as home-based enterprise also has human value impact to both owners and renters, in addition to the contribution it provided to the owner's family income. It was found that a few owners successfully develop their *kosts* into another business, while in other cases, the *kost* itself became the main source of income. In addition, there is tendency that the rich households who gave big land, running the rental room as business only.

2.3. ARCHITECTURAL PLANNING RESEARCH (AND ENVIRONMENT BEHAVIOR STUDIES)

2.3.1. Understanding Architectural Planning Research (APR) and Environment-Behavior Research (EBS)

The term “architectural planning”, which literally corresponds to “*kenchiku keikaku*” in Japanese, has been a strong research field in Japanese architecture, and the “Architectural Planning Research” (APR) organization has mainly been developed in the academic circles of the Architectural Institute of Japan (AIJ). Unlike in Western society, as *kenchiku* (architecture) belongs to the field of engineering rather than to art and design in Japan, the concept of architecture and its studies embraces technological characteristics (Funahashi, 1997). In Japan, due to the occurrence of numerous natural disasters, strong attention is paid to technological aspects of building, as the resistance of structures to physical forces has been a great concern. In this case, the system of “architecture” should include all of the technology required for the building processes (Adachi, 1959).

There are three fields within APR in Japan today. One of them concerns the technology of production, e.g. design methods, planning of building construction, and management. The others concern life and space studies classified by building type based on a mixture of combination between sociology, home economics, and ergonomics, and issues focusing on fundamental aspects in any building type, e.g. theories of design, human behavior, and safety and security, which has been influenced by sciences.

Moreover, although the field is called “architectural” planning, despite the name, most studies were curiously limited to the issue of “plan” configuration instead of dealing with many other aspects of architecture. This was due to the tendency of scholars in the related society, e.g. AIJ, not to pursue multidisciplinary research but rather to strive by themselves even on sociocultural issues (Funahashi, 1997).

On the other hand, Environmental Behavior Studies (EBS) focused on the relationship between individuals and their surroundings. This field discusses the wider range of the term environment, which may include various concepts, e.g. natural environment, social settings, and built environments.

EBS field is both value oriented and problem oriented while setting its research priority towards solving environmental problems through the involvement of individual well-being within the society. The model of human-environment interaction developed may predict the environmental conditions under which people will behave, and they can help predicting the outcomes of design, development and improvement decisions, and examining the conditions and problems.

As the paradigm covers wider range, it has been attracting researchers from various disciplines aside from psychology, e.g. geographers, economists, architects, educators, and policy makers. In addition, each disciplinary have explored and participated in the development of this field. This field itself was described in various names, e.g. environment-behavior studies, person-environment studies, and ecopsychology, although “environment psychology might be the most comprehensive description of the field.

The early days of APR in Japan seems to have begun in the late 1920s, when 11 volumes named *kenchiku keikaku* out of 26 volumes of “Advanced Study on Architecture” were published and dealt with the planning data and methods of many building types.

At that time, the modern movement of architecture in Western cultures brought strong influence on Japan, which included one of the strongest and everlasting influences on plan configuration from Klein (1927) who proposed an evaluation method for small dwelling units from the economy of movements of residents’ points of view.

In the 1930s, Fujii and Yokoyama started their extensive work on the anthropometric nature of the human body, while around that time, the German *Bauentwurfs Lehre* by Neufert (1936) was introduced to Japan. Based on these studies, AIJ began to edit a new Japanese edition from 1937, and finally published them as three volumes of *Compilation of Design Data for Architecture* from 1942 to 1952.

Further, in 1933, Nishiyama started working on the housing problem and planning in Japan as the continuation of his earlier studies on dwelling houses for the working class. He believed that the architect and the scholar of architecture had to tackle the housing problem of the poor or low-income class. This *sumai-kata* or way of living methodology applied field surveys on the use of existing houses through observations, questionnaires, behavioral mapping, and interviews, all conducted on large samples. This was considered a new approach in contrast to the previous speculative methods. These surveys tried to understand the users’ needs, relation to the given spaces, and general developmental tendencies based on socialism and socioeconomic aspects (Funahashi, 1997).

In addition, Yasumi Yoshitake, took another view on architectural planning, which is to view research as a direct viewpoint of design. He introduced more scientific methods and broadened his research targets to some public institutional buildings, e.g. schools, hospitals and libraries, as well as housing. His methodological statement of research, which is generally called *tsukaware-kata*, i.e. what the space is used for, studies, states the importance of understanding the existing state of use by field survey to understand the balance between the given space and human being as the user. If the balance could not be maintained, it would be a sign of contradiction which represents difficulty of user to use the space (Yoshitake, 1956).

The result of his work formed a kind of design guidelines, which were incorporated in the revisions of “*Compilation of Design Data for Architecture*” in 1960 and in 1978. At that time, design guidelines for various projects were highly necessary as the physical environments had to be improved and reconstructed after World War II, thus these studies provided the minimum standard and were highly applicable (Funahashi, 1997).

Another pioneering work was started around 1950 by Adachi, who conducted studies mainly on the philosophy of architecture supported by humanity and social science studies. He tried to achieve the understanding of the nature of human being through psychological point of view. In addition, he considered studies from the point of view of social science as probable, but more in-depth research is necessary. His studies were not successively followed up until it received more attention after the introduction of EBS to Japan in 1970 (Funahashi, 1997).

On the other hand, Environment-Behavior Studies (EBS) examine the relationship between environment and human behavior, and question about the way people interact with the surroundings and their needs. In this case, the application of EBS in architecture would like to apply understandings on those matters in the design process.

EBS in architecture covers more than just function and measurable concerns. It also relates to various aspects, e.g. user psychology, building form, the needs of social interaction, and the meaning of buildings. Further, EBS also involves aesthetics and technological aspects. While a function is related to people's behavior and needs, aesthetics is related to people's perception, preferences, and experiences, while technological aspects may answer the concerns towards perceptions for structural expression (Funahashi, 1997).

2.3.2. Differences between APR and EBS

Architectural Planning Research (APR) and Environmental Behavior Studies (EBS) represent different characteristics that can be described through the comparison of various factors explained in Table 1 (Funahashi, 1997).

The conventional APR understands that what is designed tends to refer as to the architectural or environmental design, in which it often views the physical components of settings as factors for achieving desired effects on users' behavior (Gee, 1994; Stokols, 1988). However, in the transactional perspective, what is designed means the planning of the whole system which includes everyday human life, while environmental design should be the expansion of the possibility of human self-realization.

Table 2.4 Comparisons between APR and EBS (Based on Funahashi, 1997)

	Architectural Planning Research (APR)	Environment Behavior Studies (EBS)
Space use evaluation	<i>Tsukaware-kata</i> studies: Generality-oriented, tolerant in direct intervention	Post occupancy evaluation: Facility-oriented, toward problem improvement
Concept	The concept of life: Based on the functional aspects, focused mainly on the everyday activities among types	The concept of behavior: Tend to involve functional aspects as well as the psychology, subcultural difference, meaning and symbolism of environment.
Environment	Architectural environment as physical or spatial factors, e.g. shape, dimension, arrangement of architectural components.	The whole environments including sociocultural aspects surrounding people in their everyday life.
People- environment	Relationship: deterministic and/or interactional	Relationship: transactional

EBS does not aim to provide direct solution to the design. Instead, it tries to form and set the direction and principles based on understanding of people environment relationship, and aims to improve the quality of life through the improvement of

environment. In this case, EBS observes the relationship between people and environment through the transactional perspective, in which it stresses people's active participation and interaction not only to physical or functional aspects, but also to the importance or understanding of the environments (Funahashi, 1997).

2.3.3. Behavior Studies in Housing Research

There are many ways of studying homes, each focusing on a different aspect, such as physical qualities, satisfaction, use patterns, and phenomenological experiences. In transactional perspective, events are seen as integrated combinations of three major aspects, i.e. people/psychological processes, environmental properties, and temporal qualities (Altman & Rogoff, 1986). Two main assumptions are that people and their environments are mutually defining and form an integral and inseparable unit that cannot be defined separately. In addition, in order to perceive homes as a dynamic combination of people, place, and psychological processes temporal qualities are essential to people-environment relationships (Werner, Altman, & Oxley, 1985).

There are three general processes that may link people to homes, i.e. social rules and social relationships, affordances, and appropriation practices. These concepts reflect the transactional unity of people and environment. Rapoport (1982) defined environment as a complex and systematic organization of space, time, meaning, and communication, which are four aspects that occur simultaneously in a variety of configurations. In this case, organization and use of space inside the house support different kinds of communications and meanings for residents.

Social rules and relationship clarifies that certain behaviors are deemed appropriate and expected in certain settings at particular times, giving meaning to the settings, people, and their behavior (Rapoport, 1982). In this case, behavior is the important object for this process in which social norms and roles dictate how homes should be used, as well as various other behaviors and symbolic practices (Morris & Winter, 1975). Social norms and roles are also reflected in the housing designs and configurations as well as the types and arrangements of furniture and objects (Altman I. , 1977).

In regards to affordances, object and environment are perceived according to the meanings, actions, and behavior they imply instead of their specific physical characteristics (Gibson, 1979). In this case, having objects and environments as the main objectives, the main point in this connection is on the practical functions and their psychological significance.

In addition, appropriation practices, i.e. appropriation, attachment, and identity, refer to the idea that people invest places with meaning and significance, and act in ways that reflect their bonding and linkage with place. In general, appropriation means that in order to appropriate the environment, the person is transformed in the process by various forms, e.g. taking control over, familiarizing, investing with meaning, cultivating and caring for, and identity display and being part of a place or object (Korosec-Serfaty, 1976). In the

same manner, the notions of place attachment and place identity imply that people bond and unite themselves and the environment when they attach psychological, social, and cultural significance to objects and spaces (Stokols & Shumaker, *People in places: A transactional view of settings*, 1981).

The home is an important place in which these phenomena occur, thus places and processes are inseparable and mutually defining one another. In addition, time is essential to these processes, as they must be seen as happening over and in time. Further, the processes are bounded to time, in which their meaning, nature and achievement probability may change with the resident's own changing life stage, while their meaning, nature, and occurrence may change with social and cultural changes (Werner, Altman, & Oxley, 1985).

As they reflect dynamic, flowing, and changing relationship between people and environments, homes contain temporal qualities, and they relates to the past, present and future. They also involve change and stability, recurrence, and rhythm.

Table 2.5 Processes that link people to home (based on (Werner, Altman, & Oxley, 1985)

	Social rules and social relationship	Affordances	Appropriation, attachment, and identity
Meaning	Certain behaviors are considered appropriate and expected in certain settings at particular times, giving meaning to the settings, people, and their behavior.	Environments and objects are perceived by the meanings, actions, and behavior they imply.	People invest places with meaning and significance, and act in ways that reflect their bonding and linkage with place.
Object	Behavior	Object and environment	People
Form	Social norms and roles	Practical functions, psychological significance	Mastery, familiarizing, investing with meaning, cultivating and caring for, identity display, belonging with a place or object.

Linear time, and its associated continuum of past/present/future, contains two important qualities, which are: 1) dynamic, flowing, changing, and ongoing aspect of events, and 2) continuity. Flow and change are explicit aspects of the three person-environment linkages that we described earlier, thus people are linked to homes through dynamic changing processes. Furthermore, people and their relationships grow and change, and these changes are reflected in the use of and association with their homes. These changes occur at the social and individual levels (Werner, Altman, & Oxley, 1985).

However, it is also important to note that familiarity and continuity also give meaning to and link people to places. Relph (1976) suggests that continuity and the accumulation

of memories are essential qualities of homes. The home is a place of continuity across the past, present, and future in many societies at the level of the individual, family, or group.

Continuity is also obvious among people who move from one residence to another, including migrants and retirees. Although the environment changes as frequently as they move, many maintain continuity by consistently using particular furniture arrangements, tent orientations, and positions relative to others in a group as well as by practicing rituals for reestablishing the home (Altman & Gauvain, 1981). Efforts to maintain continuity have also been noticed among people who change residences on their own will.

The study of Lawrence (1982) suggests that there is a continuity and relation between the preferences for present and future home styles, decoration patterns, and the like to the previous home styles. In summary, the aspects of linear time deals with the time period of person-environment relationships. While change is an essential aspect of person-home transactions, and the balanced mechanisms between individuals and cultures, and also continuity and change are important.

On the other hand, cyclical features of homes refer to repetitive and recurring activities and meanings, with cycles potentially recurring daily, weekly, monthly, annually, or in some other regular or semi regular fashion. For some societies, the concept of cyclical time is literal, while in others it incorporates a linear conception as well, such that what occurred before does not literally ever recur in identical form (Werner, Altman, & Oxley, 1985).

The home have been described in relation to seasonal cycles and rhythms in addition to daily rhythms (Werner, Altman, & Oxley, 1985), e.g. Tuan (1977) who described how people in different societies occupy and use different homes at different times of the year, and Petonnet (1973) who explained surveillance activities that seemed to work on both daily and seasonal cycles.

The study of McGrath and Rotchford mentioned other aspect of cyclical or spiraling time, which is described as entrainment (1983), which is the process of adapting non-synchronous cycles to one another, or accommodating recurring activities to a main cycle, such as when people migrate or vary their living patterns to adapt to seasonal availability of food (Tuan, 1977), or in modern times, when daily cycles of commuting or returning home are adapted to the work schedule.

Dovey (1985) argued that there are experiential aspects of home that distinguish it from house. A house is an object, a part of the environment, while home is best perceived in a non-physical way, as a kind of relationship between people and their environment. It is an emotionally based and meaningful relationship between residents and their residential places. The term home is intended to refer to this relationship or experiential phenomenon rather than the physical idea of the house, place, or building that may or may not represent its current manifestation in built form. Home is an integrative schema that is at once a bonding of person and place and a set of connections between the

experience of dwelling and the wider spatial, temporal, and socio-cultural context within which it emerges.

There are various properties of homes, which are as follows:

1. Home as order, which means it forms orientation in environmental experience and behavior. Being at home is a condition of being where people are oriented within a spatial, temporal, and sociocultural order that they are familiar with.

In spatial order, the reinterpretation of space, which includes conceptual space and lived space, creates distinctions between house and home. While conceptual space is objectively measured and presents abstraction and geometrical nature, lived space is more concrete and meaningful physical experience. To be at home is to know where we are, to be secure in the environment we understand, and to be oriented in space (Dovey, 1985).

In addition, home as an order is not only spatial orientation but also temporal orientation. Home is a kind of origin for a person. People tend to go “back” home even when their arrival is in the future, thus the home environment is one thoroughly connected with the familiarity of past experience. Housing environment is experienced each day until it becomes predictable and a part of the person. It would be soon taken for granted as well as represents unselfconsciousness (Dovey, 1985). This sense of familiarity is built through routines, as it is a place where, according to Seamon (1979), space becomes a “field of pre-reflective actions founded in the body.” Home creates the feeling of stability by which we can relax compared to the situation when we are away from home, in which we need to keep our attention and be adaptable. Home as temporal order and familiarity includes awareness with certain spatial patterns from other places in past experience, in addition to the direct experience of certain places over time. Further, home is a personal experience that can only develop over time (Dovey, 1985).

Further, cultural beliefs and social practices represent the ordering system that chooses from among various possibilities and shapes the broad range of formal phenomena of home within any socio-cultural context (Benedict, 1946). In this case, the particular patterns and rituals of environmental experience and behavior are largely socio-cultural phenomena (Dovey, 1985).

Patterns of experience and behavior as well as the spatial arrangements and environmental properties stabilize through time. Patterns of activities at home form the natural bulk of the assumptions in housing design. In this case, while the notion of home as social order is conservative, it is extremely flexible (Dovey, 1985). Everyday relationship and social practices tend not to question the spatial context they are located. Home, as the location of the present learning steps, is a structure of the basic concepts of perception, thought, and action (Bourdieu, 1977).

2. The idea of home as identity describes the processes of establishment through which meaningful connection of aspects surrounding our personal world. Being a complex system of ordered relations with place, a house provides in space, in time, and in

society, and this phenomenon is more than familiarly-oriented experience, but also to acknowledge the person's residential place (Dovey, 1985).

Further, the social perspective tends to interpret the home as an identity statement, thus the home may show representations of socially desired identity instead of one's true depth of character (Appleyard, 1979). Home as identity is not about our self-image representation, as a sense of identity is not just given to the place called home, but one's identity is also acquired from the place. In this case, home as identity is collective, personal, as well as universal, thus it is both a statement and a reflection of both ideology and personal experience (Dovey, 1985).

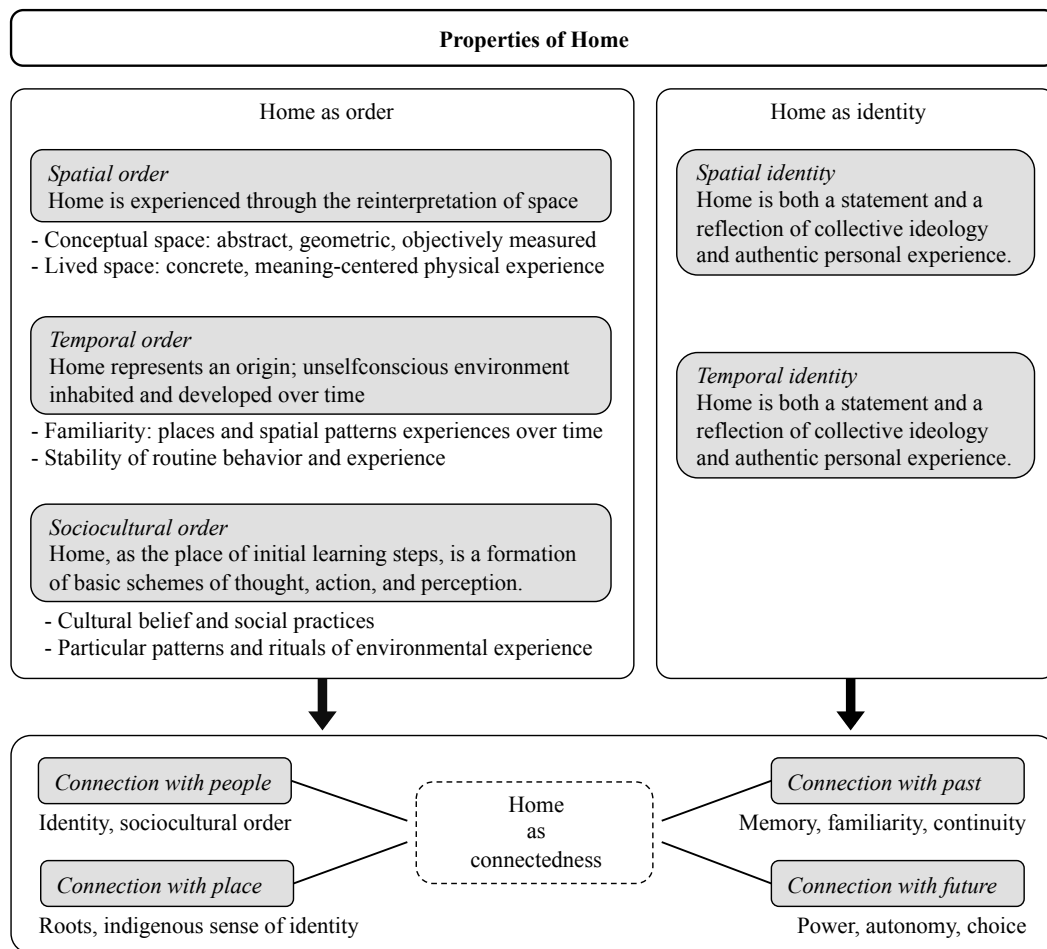


Figure 2.8 The Properties of home (Based on (Dovey, 1985))

In addition, Dovey (1985) described home as a place where our identity is continually connected with the past and extend to the relation of the future. The dynamic adaptability characters of home allows for both the representation as well as the growth of identity, and the relationship with the environment allows us to participate in an interaction between present and past, between experience and memory.

REFERENCES

- Adachi, T. (1959). A study on extension of "function" in design/planning. *Dissertation for Degree of Engineering*. Japan: Kyoto University.
- Altman, I. (1977). Privacy regulation: Culturally universal or culturally specific? *Journal of Social Issues*, 33, 66-84.
- Altman, I., & Gauvain, M. (1981). A cross-cultural and dialectic analysis of homes. In L. Liben, A. Patterson, & N. Newcombe (Eds.), *Spatial representation and behavior across the life span* (pp. 283-319). New York, USA: Academic Press.
- Altman, I., & Rogoff, B. (1986). World views in psychology: Trait, interactionist, organismic, and transactionalist approaches. In I. Altman, B. Rogoff, D. Stokols, & I. Altman (Eds.), *Handbook of environmental psychology*. New York: Wiley.
- Appleyard, D. (1979). Home. *Architectural Association Quarterly*, 11 (2), pp. 4-20.
- Arifin, L. S. (2000). Exploring the role of household rental room and quality of women workers' lives: A socio psychological approach. *International Symposium on Home-Based Enterprises*. Newcastle upon Tyne.
- Australia NSW Government. (n.d.). *What is affordable housing?* [Online]. Retrieved Aug 17, 2015, from NSW Government Family and Community Services: <http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/About+Affordable+Housing>
- Baker, J. (Ed.). (2012). Climate change, disaster risk, and the urban poor: Cities building resilience for a changing world.
- Ballesteros, M. M. (2011). *Why Slum Poverty Matters. Policy Notes*. Makati City: Philippine Institute for Development Studies.
- Benedict, R. (1946). *Patterns of culture*. New York, USA: Mentor.
- Bourdieu, P. (1977). *Outline of a theory of practice*. New York, USA: Cambridge University Press.
- CABE. (2010). *Improving the design of new housing: what role for standards?* [Online]. Retrieved Aug 17, 2015, from webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/improving-the-design-of-new-housing.pdf
- Dovey, K. (1985). Home and Homelessness: Introduction. In I. Altman, & C. M. Werner (Eds.), *Home Environments. Human Behavior and Environment: Advances in Theory and Research* (Vol. 8). New York, USA: Plenum Press.
- Dwijendra, N. K. (2013). Quality of affordable housing projects by public and private developers in Indonesia: the case of Sarbagita Metropolitan Bali. *Journal of Geography and Regional Planning*, 6 (3), 69-81.
- Feijten, P., & Mulder, C. H. (2005). Life-course experience and housing quality. *Housing Studies*, 20 (4), 571-587.
- Funahashi, K. (1997). Transactional perspective, design, and "Architectural Planning Research" in Japan. In S. Wapner, J. Demick, T. Yamamoto, & T. Takahashi (Eds.), *Handbook of Japan-United States environment-behavior research: Toward a transactional approach*. New York, USA: Plenum Press.

- Gee, M. (1994). Questioning the concept of the 'user'. *Journal of Environmental Psychology*, 14, 113-124.
- Gibson, J. J. (1979). *An ecological approach to visual perception*. Boston, USA: Houghton Mifflin.
- Glossary of Environment Statistics. (1997). *Studies in method, Series F, No. 67*. New York: United Nations.
- Hidayah, R., & Shigemura, T. (2005). Domestic space arrangement of the private rental housing: A case of urban village housings of Yogyakarta, Indonesia. *Journal of Asian Architecture and Building Engineering*, 4 (1), 137-142.
- Hoffman, M. (1991). Rental housing in urban Indonesia. *Habitat International*, 15 (12), 181-206.
- Hudalah, D., & Firman, T. (2010, December 20). *Urban development: What to do and what can we expect?* Retrieved May 9, 2015, from The Jakarta Post: www.jakarta.post.com
- Indonesia Ministry of Education, Center of Language. (2008). *Indonesian dictionary (in Indonesian)* [Online]. Retrieved Apr 3, 2013, from <http://bahasa.kemdiknas.go.id/kbbi/index.php>
- Indonesia Ministry of Public Works. (2007). *Technical guidelines of the construction of high-rise low-cost apartment (in Indonesian)* [Online]. Retrieved Aug 17, 2015, from ciptakarya.pu.go.id/dok/hukum/permen/permen_5_2007.pdf
- Indonesia National Housing (Perumnas). (n.d.). *Portfolio of Perumnas*. Retrieved Jun 22, 2012, from Perumnas: <http://www.perumnas.co.id>
- Jakarta Housing Department. (n.d.). *Kost housing (in Indonesian)* [Online]. Retrieved Apr 3, 2013, from <http://rumah-gedungjakarta.org/dpgp/program-dpgp/perumahan/pelayanan-penghunian/rumah-kost.html>
- Klein, A. (1927). *Neues Verfahren zur Untersuchung von Kleinwohnungs-grundrissen* (Vol. 23). Stadtbau.
- Korosec-Serfaty, P. (1976). Appropriation of space. In P. Korosec-Serfaty (Ed.), *Proceedings of the Third International Architectural Psychology Conference at Louis Pasteur University*. Strasbourg, France.
- Kuswantojo, T. (2005). *Perumahan dan Pemukiman di Indonesia, Upaya Membuat Perkembangan Kehidupan yang Berkelanjutan [in Indonesian]*. Bandung, Indonesia: Penerbit ITB.
- Lawrence, R. J. (1982). A psychological-spatial approach for architectural design and research. *Journal of Environmental Psychology*, 3, 37-51.
- Lee, M. (1996). The evolution of housing finance in Indonesia: Innovative responses to opportunities. *Habitat International*, 20 (4), 583-594.
- Liias, R. (2002). Housing affordability: theoretical approaches and practical implementation. In I. Marana, & S. Tsenkova (Eds.), *Challenges and opportunities in housing: new concepts, policies, and initiatives* (pp. 61-72). Riga, Latvia: CIB Working Commission 69 Housing Sociology.

- McGrath, J. E., & Rotchford, N. L. (1983). *Time and behavior in organizations* (Vol. 5). (B. Staw, & L. Cummings, Eds.) Greenwich, Connecticut, USA: JAI Press.
- Morris, E. W., & Winter, M. (1975). A theory of family housing adjustment. *Journal of Marriage and the Family*, 37, 79-88.
- Nurdini, A., & Harun, I. B. (2011). Incorporating user for rental housing design, case study: City of Bandung, Indonesia. *International Journal of Civil and Environmental Engineering IJCEE-IJENS*, 11 (2), 46-50.
- Nurdini, A., & Harun, I. B. (2012). Spatial bounded-choice behavior within the consumer of rental housing in Bandung, Indonesia. *Journal of Asian Behavioral Studies*, 2 (4), 57-66.
- OECD. (2010). *OECD Economic Surveys: Indonesia*. OECD Publishing.
- Pettonnet, C. (1973). *Those people: The subculture of a housing project*. Westport, Connecticut, USA: Greenwood Press.
- Rapoport, A. (1982). *The meaning of the built environment*. Beverly Hills, California, USA: Sage.
- Relph, E. (1976). *Place and placelessness*. London: Pion.
- Republika. (2015, January 21). *Indonesia's housing backlog stands at 13.5 million houses [Online]*. (j. Marbun, Ed.) Retrieved Aug 19, 2015, from <http://www.republika.co.id/berita/en/jakarta-region-others/15/01/21/niirll-indonesias-housing-backlog-stands-at-135-million-houses>
- Rotnik, R. (2013). *Report of the Special Rapporteur on Adequate Housing as a Component of the Right to an Adequate Standard of Living, and on the Right to Non-discrimination in Context: Mission to Indonesia*. Addendum, United Nations.
- Seamon, D. (1979). *A geography of the lifeworld*. London, UK: Croom Helm.
- Seamon, D. (1979). *A geography of the lifeworld*. London: Croom Helm.
- Statistics Indonesia. (2015a). *Percentage Distribution of Population and Population Density by Province, 2000-2013 [Online]*. Retrieved Jan 29, 2015, from Statistics Indonesia: <http://www.bps.go.id/linkTabelStatis/view/id/1277>
- Statistics Indonesia. (2015d). *Percentage of Households by Province and Dwelling Ownership Status of Contracts/Leases, 1999-2013 [Online]*. Retrieved Jan 29, 2015, from Statistics Indonesia: <http://www.bps.go.id/linkTabelStatis/view/id/1541>
- Statistics Indonesia. (2015c). *Percentage of households by province and dwelling ownership status of own, 1999-2013 [Online]*. Retrieved Jan 29, 2015, from Statistics Indonesia: <http://www.bps.go.id/linkTabelStatis/view/id/1539>
- Statistics Indonesia. (2015b). *Percentage of Urban Population by Province, 2010-2035 [Online]*. Retrieved Jan 29, 2015, from Statistics Indonesia: <http://www.bps.go.id/linkTabelStatis/view/id/1276>
- Stokols, D. (1988). Instrumental and spiritual views of people-environment relations. In H. V. Hoogdam, N. L. Prak, T. J. Voordt, & H. B. Wegen (Ed.), *Looking back to the future, The Proceedings of IAPS 10*, (pp. 29-43).

- Stokols, D., & Shumaker, S. A. (1981). People in places: A transactional view of settings. In J. H. Harvey (Ed.), *Cognition, social behavior, and the environment* (pp. 441-488). Hillsdale, N.J., USA: Erlbaum.
- Susantono, B. (1998). Transportation land use dynamics in metropolitan Jakarta. *Berkeley Planning Journal*, 12 (1), 126-144.
- The Jakarta Post. (2007, Feb 19). *Indonesia's public housing still facing problems [Online]*. Retrieved Aug 20, 2015, from <http://www.thejakartapost.com/news/2007/02/19/indonesia039s-public-housing-still-facing-problems.html>
- Tuan, Y. (1977). *Space and place: The perspective of experience*. Minneapolis: University of Minnesota Press.
- United Nations Department of Economic and Social Affairs (UNDESA). (2012). *World Urbanization Prospects: The 2011 Revision*. New York.
- United Nations OHCHR. (2012). *Responses submitted by the government of Indonesia questionnaire on housing financing policies and programs*. United Nations High Commissioner for Human Rights (OHCHR). Geneva: OHCHR.
- Werner, C. M., Altman, I., & Oxley, D. (1985). Temporal Aspects of Homes. In I. Altman, & C. M. Werner (Eds.), *Home Environment*. New York, USA: Plenum Press.
- Widoyoko, D. (2007). Good governance and provision of affordable housing in DKI Jakarta, Indonesia. In M. Sohail (Ed.), *Partnering to Combat Corruption Series*. Loughborough, WEDC: Loughborough University.
- World Bank, . (1984). Rental Housing: a Rediscovery Priority. *Urban Edge*, 8 (2), 1-5.
- Wulandari, D. W., & Mori, S. (2014). Characteristics of the Spatial Structure of Kots Private Rental Housing: a Case Study of the Urban Settlement of Jakarta, Indonesia. *Journal of Asian Architecture and Building Engineering*, 13 (2), 309-316.
- Yoshitake, Y. (1956). A study of tsukaware-kata (what space is used for). *Dissertation for Degree of Engineering*. Tokyo, Japan: University of Tokyo.

CHAPTER 3. METHODOLOGY

3.1. RESEARCH METHODS

Mixed-method research, which combined both quantitative and qualitative methods, was conducted in this work. Quantitative method was used to measure different variables collected from statistical studies and a numerical data acquired from data collection process. These data were analyzed to complementarily support the qualitative data and analysis. Qualitative data and analysis were used to acquire better description of kost private rental housing, and understand the condition and phenomena, as well as various consideration, preference, and experience of the parties involved in kost facilities.

3.2. SITE

The research was based on an exploration of case studies in Jakarta, the capital city of Indonesia (Fig. 3.1). Indonesia is now the world's third most populous democracy, the world's largest archipelagic state, and home to the world's largest Muslim population. Located in Southeastern Asia, archipelago between the Indian Ocean and Pacific Ocean, Indonesia covers a total area of 1,904,569 sq km, with 1,811,569 sq km of land area and 93,000 sq km of water area. Located at the equator, Indonesia has hot and humid tropical climate, but more moderate condition is found in highlands (CIA Central Intelligence Agency, n.d.).

Indonesia consists of 17,508 islands, in which 6,000 are inhabited. Based on the estimation data by 2010, majority ethnic group is Javanese, reaching the percentage of 40.1%, followed by Sundanese 15.5%, Malay 3.7%, Batak 3.6%, Madurese 3%, Minangkabau 2.7%, Betawi 2.9%, Buginese 2.7%, Bantenese 2%, Banjarese 1.7%, Balinese 1.7%, Acehnese 1.4%, Dayak 1.4%, Sasak 1.3%, Chinese 1.2%, other or unspecified 15%. In 2011, the urban population is 50.7% of total population. The estimation rate of urbanization from year 2010 to 2015 is 2.45% annual rate of change (CIA Central Intelligence Agency, n.d.).

Being the world's third populous country and having the largest share and fastest rate of growth of urban population in Asia (AusAid, the Swiss Economic Development Cooperation, World Bank, n.d.), Indonesia may expect the number of urban poor to rise as the urbanization rate in the country is visioned to increase from its current level of 50 per cent to an expected level of 70 per cent by 2030. The urban poor are concentrated in highly urbanized and populated Java island, which takes into account for more than two thirds of the low-income population in the country (World Bank, 2013). The combination of rapid growth of the urbanization rate, population density, and high poverty rates have been creating serious challenges to the realization of the right to adequate housing for all residents in Indonesia, especially as the territory of Indonesia is considerably vulnerable to climate change and natural disasters (Rotnik, 2013).

According to the Constitution of the Republic of Indonesia Year 1945, Indonesia is divided into provinces, which in turn are divided into several municipalities. Each municipality consists of sub-districts (*kecamatan*), while each *kecamatan* is further divided into villages (*kelurahan*). A *kelurahan* is further divided into RWs (*Rukun Warga*), and an RW consists of a number of RTs (*Rukun Tetangga*). Although RT and RW are not part of the formal administrative division, they are formed to improve the administration and community functions.

DKI Jakarta (Special Capital Region of Jakarta, in English), as the capital city and a dominant center of economic, social, administrative, and other activities in Indonesia (Susantono, 1998) was found suitable to be selected as a case study of urban settlement. Based on the Law of the Republic of Indonesia No. 29 Year 2007, DKI Jakarta Province as the capital city, has a special status and therefore is given special autonomy to form its regional government regulations and budget (Statistics DKI Jakarta, 2014).

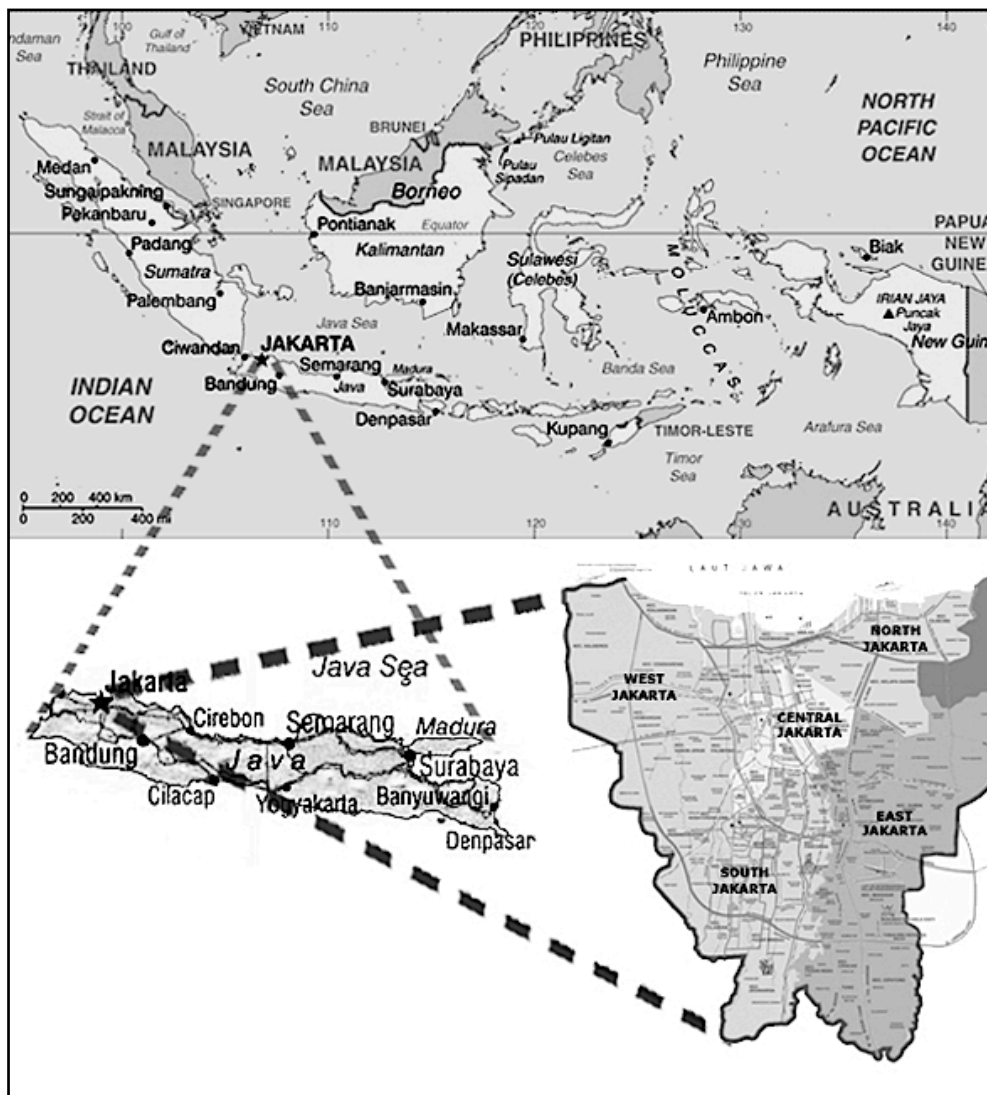


Fig. 3.1 Map of Indonesia and Jakarta, the capital city of Indonesia

Jakarta is divided into five municipalities and one administrative district, which are Central Jakarta, North Jakarta, West Jakarta, South Jakarta, and East Jakarta, as well as the Thousand Islands administrative district. Under these municipalities and administrative districts, there are total 44 sub-districts (*kecamatan*) and 267 villages (*kelurahan*). Further, by 2013, there are total 2720 RWs and 30422 RTs registered in Jakarta (Statistics DKI Jakarta, 2014).

While DKI Jakarta is the smallest province in Indonesia, it is the most populated in the country. By 2014, the population in Jakarta reached around 10,08 million people. In addition, the population density reached 15415 people per sqkm. East Jakarta is the most populated municipality in DKI Jakarta, followed by West Jakarta municipality (Statistics DKI Jakarta, 2014). Jakarta is a gateway to many opportunities in life, such as entertainment, education, and employment opportunities. In addition, Jakarta became a melting pot for various cultures both locally and internationally, which made this city full of diversity and culture mix of many ethnics, and variety of choices and opportunities. These things are few reasons for the high flow of urbanization to the city of Jakarta.

3.3. PROCEDURE

3.3.1. Literature review

An extensive study to previous research and other papers with related topic as well as publications related to architectural design, human behavior, culture, and environment relations and theories were conducted to find connections between different aspects and to prepare the base for research and data collection. The concepts of culture, housing, and people were studied and compared together in this research in order to determine the interaction and relation between them. In addition, literature studies were also used as the base in the site selection process.

3.3.2. Data collection and statistical studies

Data collection and statistical studies were used to develop a clear picture of costs in Jakarta and applied as a basis for the investigation of costs. On January 2013, data collection and personal interviews to total 5 numbers of officers were conducted in Jakarta Tax Service Agency to develop further understanding on kost issues and the tax regulation related to kost in Jakarta. Statistical data on the number of kost taxpayers of Jakarta Province from year 2008 to 2012 was acquired.

In order to acquire an overview of the living environment in costs, on-site investigations, which included site observation, personal interviews, and layout mapping, were conducted in January 2013 for costs found in Grogol Petamburan, Taman Sari, Kebon Jeruk, and Tambora sub-districts of the West Jakarta municipality.

Furthermore, statistical figures of registered and non-registered costs in Jakarta Province by 2012, kost survey report, and the legal basis of kost were obtained from Jakarta Housing and Building Agency on March 2014. In addition, the target and future planning in regards to kost housing in Jakarta were examined during a personal interview

to the 2 numbers of officers in charge of Jakarta Housing Building Agency, and 4 numbers of officers from neighborhood offices of the surveyed neighborhoods.

The official data of the number of kosts in Jakarta Province could not be obtained as there are a lot of cases unnoticed by the government. However, as at present the Jakarta Housing and Building Agency is in the process of collecting facility information of kosts in Jakarta with the help of survey consultant, part of the data acquired at this moment, which is from Gambir subdistrict, was obtained. As this data was considered accurate, it was used for legal basis assessment in this study.

3.3.3. Site selection

Jakarta as the capital city and a dominant center of economic, social, administrative, and other activities in Indonesia (Susantono, 1998), was found to be suitable as a case study of urban settlement. Although it is the smallest province in the country, DKI Jakarta has remained to be the most populated province in Indonesia. Data collection and statistical studies were used to develop a clear picture of kosts in Jakarta and applied as a basis for the investigation of kosts. Jakarta is a gateway to many opportunities in life, such as entertainment, education, and employment opportunities. In addition, Jakarta became a melting pot for various cultures both locally and internationally, which made this city full of diversity and culture mix of many ethnics, and variety of choices and opportunities. These things are few reasons for the high flow of urbanization to the city of Jakarta.

Based on the discussion and statistical data acquired from the Jakarta Tax Service Agency and Jakarta Housing and Building Agency, West Jakarta was found to be the municipality with the most number of kost taxpayers, while South Jakarta had the most number of kost with kost permit (SIRK) by 2012.

However, having permit does not mean that they have paid tax, as there are kost owners who have not paid taxes although they have permit. On the other hand, those who paid taxes have kost permit. Therefore, West Jakarta was selected to be the area for further investigations (Fig.3.2 and 3.3), and further on-site investigations were conducted in the top four sub-districts of West Jakarta, which have the most number of kosts with kost permit, e.g. Taman Sari, Grogol Petamburan, Kebon Jeruk, and Tambora subdistricts.

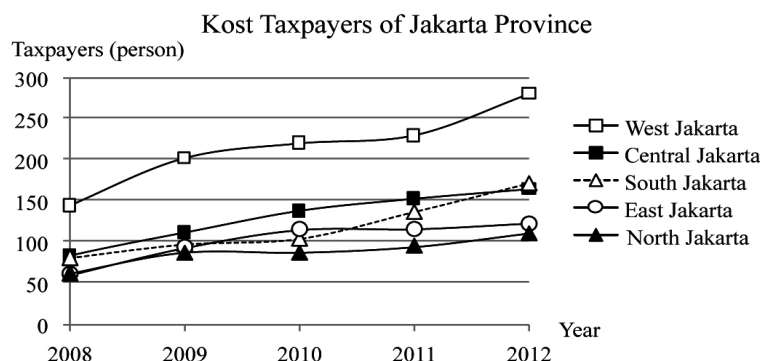


Fig. 3.2 Kost taxpayers of DKI Jakarta Province from 2008 to 2012

(Banuaji A. (2013) Jakarta Tax Service Agency, personal comm., Feb 18)

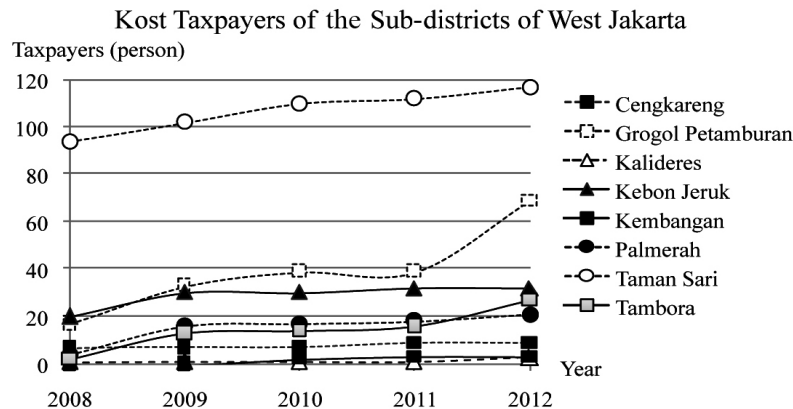


Fig. 3.3 Kost taxpayers of the sub-districts of West Jakarta municipality from 2008 to 2012
(Banuaji A. (2013) Jakarta Tax Service Agency, personal comm., Feb 18)

3.3.4. Site Survey

Survey to several kost facilities and their surroundings were substantial to get the idea about the real situation, values, physical characteristics, lifestyle, and differences of the settlement and community. In this case, on-site investigations including layout mapping were conducted in order to gain a perspective of the living environment in kots. This was done to forty-one cases found in Grogol Petamburan, Taman Sari, Kebon Jeruk, and Tambora sub-districts of West Jakarta, as they were the top four sub-districts which had the most number of kots by 2012.

3.3.5. Interview to Kost Owners and/or Staffs

While conducting the site survey, a number of personal interviews were conducted to kost owners and staffs, i.e. security guard, kost manager, and housekeeper, of the facilities visited to obtain detailed information as well as to get better understanding of the surveyed facilities, including the preferences and considerations from the point of view of the owners and staffs. There were total 16 respondents who were kost owners, and 32 respondents who were the staffs.

3.3.6. Interview to Kost Tenants

While conducting the site survey, a number of personal interviews were conducted to 11 numbers of kost tenants met during site visit mainly to get better understanding of the surveyed facilities, as well as to acquire clear picture on tenants' attitudes toward housing physical and social conditions, as well as housing preferences and considerations from the point of view of the tenants.

3.3.7. Questionnaire Dispatch to Kost Tenants

In addition to personal interviews to tenants during the site survey, questionnaire dispatch was done to receive more feedbacks from tenants. First questionnaire on the opinions towards the physical condition of kost was conducted on January 2013 to 46 respondents to acquire an overview of the living environment of kost and tenants' opinions on it. This

questionnaire was dispatched in hardcopies through a number of contacts that are known to be living in kost, or who know other people living in kost in Jakarta.

Further, information on the condition of kost residential community and its neighborhood which observed tenants' experience and kost neighborhood condition were obtained based on the second questionnaire dispatched on June 2013 to 81 kost tenants in Jakarta, and further personal interview to few respondents who were agreeable to be contacted for further clarifications.

To make sure the questionnaires were dispatched to the people of approximately the same socioeconomic level, the first author approached a number of contacts that are known to be living in kost, or who know other people living in kost in Jakarta. This approach was believed to be help in reducing anxiety the participants had about participating in a research process due to the relatively good response towards the questionnaire.

The first questionnaire involved 46 tenants (19 females, 27 males) who lived in kosts around Jakarta. The participants were primarily single (80.43%) while a smaller percentage were married (19.57%). Respondents with age between 26 and 35 years old took the highest percentage (41.3%) followed by those with age between 21 and 25 years old (23.91%). 58.7% of the respondents stayed in kosts for mix gender, while the remaining stayed in kosts for specific gender only.

In addition, 81 kost tenants (56 females, 26 males) of kosts around Jakarta participated in the second questionnaire. The participants were primarily single (85%) while smaller percentage were married (15%). A number of respondents expressed that they have moved several times to another kost. The length of residency of participants ranges between 3 weeks to 7 years, with the average of 24.06 months. Most of them worked as students (44%) and employees (49%). As participants were contacted based on reference, they were expected to be of approximately the same socioeconomic level.

The second questionnaire was made online for easy access and filling process. The main language used in Indonesian in order to avoid misunderstandings by participants. An introductory page was attached on the first page, describing the purpose of the research and notifying the participants that they were not obligated to participate in the study. In addition, guidance on how to answer the question was included below questions that might cause confusion. The participants were encouraged to fill the form completely.

3.3.8. Data Processing

Based on the data acquired from layout mapping, scaled drawing of kost plans were drawn, and floor areas as well as room areas were measured and calculated. In addition, the profiles of each case were listed, e.g. number of bedroom, existence of common space, and number of bathroom. These numerical data were compiled and prepared for analysis.

Further, the data obtained from interviews to kost owners, staffs, and tenants were arranged to provide detailed information on each case. Moreover, data acquired from questionnaire dispatches were compiled and arranged. These data, including the numerical data, were compiled and prepared for analysis.

3.3.9. Analysis, Discussion, and Conclusion

In this phase, analysis to interview and questionnaire data, literature studies, and plan drawings were conducted, leading to the result of analysis, conclusions and suggestions. Further, based on the conclusions acquired from this study, further discussions were conducted, and plans for future steps of the research were formed.

3.4. RESEARCH LIMITATIONS AND DELIMITATIONS

3.4.1. Limitations

This study has a number of limitations, which are as follows:

1. Incomplete Information of Kost Facility Existence

As many kots are still not registered properly and a large number of them still unnoticed by government, data of the existence of kost facility in Jakarta and their information could not be obtained. In this case, Jakarta Housing Department has statistical data showing the prediction of kost growth and existence.

2. Facility accessibility

Firstly, since the facilities are privately owned, access to facility depended on owners' decision. In this case, a number of cases were not exactly measured point-to-point during layout mapping, but they were measured by other ways, e.g. body measurement scale and counting floor tiles. On the other hand, many facilities are intended for certain gender only instead of mix gender, resulting in the difficulty for researcher to enter facilities intended for male tenants. As a result, all the facilities investigated are intended for either female only or mix gender.

Facility accessibility and locating process were the main constraint during the survey. Firstly, since the facilities are privately owned, access to facility depended on owners' decision. Owners also showed the tendency of being wary about strangers entering their facilities with intention of copying the layout of their *kots* and affecting their business.

In addition, many facilities are intended for certain gender only instead of mix gender, resulting in the difficulty for researcher to enter facilities intended for male tenants. As a result, all the facilities investigated are intended for either female only or mix gender.

3. Locating process

Most of kots are not registered, resulting in the condition that many facilities not putting signs outside for people to know that there are rooms for rent. In this case, researcher found the facilities by directly going to the aimed residential area, asking for kost facilities from one house to the other houses, and asking for reference from people found around that area.

4. Limited previous literature studies about kost

The topic of kots has not been widely studied, and there are not a lot of publications focusing on kots, especially those related to detailed observation to kost space, living condition, and environment. In order to find more references related to kost history and etymology, literature studies to a number of references in Dutch were conducted.

5. Limited accessibility to tenants' rooms due to privacy issue

As each kost room is a private area for each tenant, there was limited accessibility to tenants' rooms, thus access to kost rooms depended on tenants' permission. In this case, a number of chances to access tenants' rooms were acquired through a number of tenants whom the researcher was familiar with.



- (a) A house with signage stating kost availability
- (b) Signage leading to kost facility nearby
- (c) People nearby giving information on the existence of kost facility nearby

Figure 3.4 Examples of directions to find kost facilities

3.4.2. Delimitations

In regards to the limitation on facility accessibility, researcher managed to enter the facility most of the time as a potential tenant looking for room to rent. In addition, questionnaire results managed to obtain views and opinions from a number of male tenants who lived in kosts specifically for male gender only.

In regards to the incomplete information on kost existence in Jakarta, at present Jakarta Housing and Building Agency is in the process of collecting facility information of kosts in Jakarta with the help of a management and engineering consultant in order to acquire necessary basis for further policy making. In this case, the data of kosts in Gambir sub-district of Central Jakarta in 2012 from this process were ready and could be obtained, and they contained sufficient detailed information that could be used for sampling and further analysis in this study.

REFERENCES

- AusAid, the Swiss Economic Development Cooperation, World Bank. (n.d.). *Indonesia, the rise of metropolitan regions: towards inclusive and sustainable regional development*. World Bank.
- CIA Central Intelligence Agency. (n.d.). *Central Intelligence Agency*. Retrieved Sep 1, 2015, from The world factbook: Indonesia [Online]: <https://www.cia.gov/library/publications/the-world-factbook/geos/id.html>
- Statistics DKI Jakarta. (2014). *Statistics of DKI Jakarta Province 2014 (in Indonesian)*. Statistics DKI Jakarta, Bidang neraca wilayah dan analisis. Jakarta: Statistics DKI Jakarta.
- Susantono, B. (1998). Transportation land use dynamics in metropolitan Jakarta. *Berkeley Planning Journal*, 12 (1), 126-144.
- World Bank. (2013). *Indonesia: Urban Poverty and Program Review*. World Bank. World Bank.

CHAPTER 4.

KOST PRIVATE RENTAL HOUSING

4.1. UNDERSTANDING KOST PRIVATE RENTAL HOUSING

4.1.1. Etymology

Van der Sijs (2006) mentioned that “indekos” in Indonesian means 'a boarder' or 'to have a boarder', and this obviously came from a Dutch term “in de kost” which means “(to be) included in the cost”. The word “indekos” is not also used as a term for office renting by a larger company to a smaller company. Moreover, in Dutch language, 'kost' without the preposition 'in' also means “to have a kost room”, kost tenant, or a guesthouse.

The Dutch word “kost” means “cost” or “expenses” in English, so “in de kost” literally means “in the expenses”. However, the meaning has practically become a bit different through time. In the past, the term was earlier used during World War 1 in relation to the housing of migrants, which came in the form of *kosthuis*. i.e. boarding house, and *pension*, i.e. guest house. Both of them reflected temporary nature (Vogel, 2005). In this case, *kosthuis* literally means the place or house where people can stay “in de kost”.

The difference between a *kosthuis* and a *pension* is that a *kosthuis* is a private residence where someone rents a room, and this tenant usually eats together with the family, while a *pension* is a kind of small hotel with a limited number of rooms and a dining hall where guests can enjoy the meal separately from the facility operator.

In practice, it turned out that both kinds of temporary housing were not so much different from each other. There were some *pension* that provided the guests with the opportunity to cook their own meals, and some *pension* were so small that guests and operators enjoyed their meals together at the same table. This also applied to the use of the toilet and bathing facilities.

When the asylum seekers or refugees from various nationalities came to Netherlands, they needed a temporary place in which they could live while waiting for luck or permission from the government. In addition, there were travelers, scholars who came for conferences or lectures, as well as artists or musicians, who also needed temporary place to stay. This term was also used when the Netherlands troops were on duty in other countries, e.g. Germany and France, during war, and they needed temporary places for them to stay. In general, with some payment involved, they were allowed to stay and enjoy the meals together with the family in *kosthuis*.

Nowadays, although not often, the term is still used in the Dutch society when people need a place to stay because they live far away from home due to various reasons, e.g. work and study. Meanwhile, in Indonesia, the familiar nature of *kost* in the past seems to have developed into a business-oriented facility (Jakarta Housing Department, n.d.).

4.1.2. Kost Private Rental Housing in Indonesia

Kosts, which are private housings with rented rooms, are mostly created spontaneously by house owners. Currently most *kosts* tend to be profit-oriented but informal and not

registered, although several government laws apply for *kost* since 1987 in Jakarta. The plan to form more detailed regulation especially for *kost* has been discussed for long, and the new regulation for *kost* was planned to be issued in 2011. However, until now, it is still under discussion process.

Over the time, now the public in Indonesia generally call the term "in de *kost*" with was shortened to "*kost*" only. *Kost* facilities have been growing rapidly in various regions in Indonesia, especially around work place areas and the education centers, for example private colleges and universities. This was followed by an increasing number of homes or buildings that offer special services "*kosts*" for students who need it. This service is not free, involving a number of specific payment for each period, which is usually calculated per month or per week. This differs from the rental houses, because in most cases *kost* only offers a room to live. The payment transaction has to be done before a person can stay in the place he wants.

Viewing the history of *kost* development in Indonesia since the Dutch occupation until now, it has been seen that the social interaction between owners and tenants began to develop into an economic interaction. Relationship is more tenuous; tend to have the intent and purpose according to owner's interests and profits. If boarding is located in large urban areas, there are more motivation to take advantage of the higher functions of *kosts*. It may be a sign of the reduction of sense of family, and the relation between owner and tenant becomes purely business.

Kost is an alternative form of cheap private rented accommodation in which inhabitants are lodged together in one or more rooms with other inmates who are not members of the family. In some cases owners share the space with tenants, while in other cases they are completely separated. Each *kost* has its own regulation, depends on its owner's preference.

Kost also refers to a private rental housing facility which payment is usually made each month, and it includes the cost of water facilities, electricity or even food and washing facilities depending on the agreement. People who live in *kosts* are usually single working people, people with family, or students.

Due to changes in stages in life, the need for additional income and the lack of cheaper housing options especially for people from outside Jakarta or people who stay far from their place of activities, the house owners re-arrange their domestic space to be shared with the tenants. Based on the survey, the space can be within the same house or in a house which is different with the house the owner stays.

In *kosts*, tenants are lodged together with other tenants in one or more rooms of a house. Owners share the space with tenants in some cases, while in other cases they are completely separated. Each *kost* has its own rules depending on the owner's decisions. A *kost* may also come in various condition, structure, layout pattern, and arrangement.

Kost slowly transformed to be more commercial when homeowners began trying to earn additional income by renting out the extra space in their homes for people to stay, due to the increasing living expenses in Jakarta. Since then, more owners have been creating *kosts* that can accommodate many tenants in one house. The changes in owners'

stages of life and the demand for cheaper housing options, especially for people from outside Jakarta or those who stay far from their place of activities, are also the reasons behind the development of *kosts*.

In general, a *kost* is a rental facility paid on a monthly basis, and the fee may include other services depending on the arrangement (Wulandari & Mori, 2014a). As a cheaper rental alternative with flexible contract periods, the demand for *kost* is notably high, making *kost* not only an attractive housing option but also a potential business prospect.

Each *kost* reflects a housing facility with personalization in the design. Its condition and arrangement highly varies in serving tenants' various preferences, economic capabilities, and cultural issues. It is interesting that, despite the varied living conditions and the way *kosts* are run, each *kost* has its customers, showing that there is a relation between the basic needs of housing, choices of lifestyle, and cultural background in this business.

Governor Decision No. 2693 Year 1987 provides guidelines for *kost* regulations in DKI Jakarta province, which mentions that *kost* requires a permit. In accordance to this, DKI Jakarta Regional Regulation No. 11 Year 2010 (Indonesia Regional Government of DKI Jakarta Province, 2010) specifies the regulation of hotel tax and the definition of tax objects, which includes *kosts* that have a number of rooms of 10 or more. However, despite the fact that several regulations apply to *kost*, a large number of *kost* owners still do not register their facilities, while in fact *kost* facilities are mostly profit-oriented and highly sought after. Some think that registering means that they will have to deal with tax issues, not to forget that having taxes applied will affect the rent fee and also their business. The current regulations applied to *kost* designs and operations might not be up to the utmost extent, resulting in many *kosts* being unnoticed by government or having low quality living conditions.

During a personal interview about tax regulations in relations to *kost* business in Jakarta on January 18, 2013, Mr. Arief Susilo as the Head of Local Tax Regulation and Socialization Department of Jakarta Tax Services Agency explained that the discussion about *kost* and its regulation started when the discussion about whether *kosts* are subjects to taxes was raised. It is because tax objects are not charged only by their revenue potentials but also whether they are appropriate to be taxed. *Kosts* are also taxed to control the nature of the facilities, as they may become potential crime nests in disguise.

4.1.3. People Involved in Kost

Although the operation of *kost* facilities involves various parties, the two main characters are the *kost* owner (O) and the tenant (T). The term “owner” in this paper refers to the owner of the house and whoever stays with them without renting, while the term “tenant” refers to people who stay in the *kost* on a rental basis.

Although the frequency of interaction may vary, the relationship between owner and tenant exists and is more personal in *kost* rather than other type of rental facilities. Therefore, especially for cases where the owners and tenants are sharing the space,

maintaining good relations with owner is very important. Besides, owners tend to be more kind and welcomed to tenants who have good relationship with them.

In most of the cases (90.24%), kost owners employ one or more staffs (S) to support the operation of kost. The most common one is a housekeeper, who is supposed to maintain the cleanliness of the common area of kost, as well as to help tenants with various extra services, e.g. laundry work and cooking. The extra services are included in a number of cases, while in most cases tenants are required to pay an additional fee, either to the owner or directly to the housekeeper.

It was also found that it is possible in a number of cases to ask for services that are not directly related to the kost, depending on the skill of the staff and tenant and staff relationship. In addition, some owners employ a security guard or a male staff that acts as a security guard to improve the security of kost. A number of owners also rent out separated space to other parties, described as renter (R), with different arrangements in place. The summary of the relationship between tenant, staff and renter in relation to the owner and the distribution of each case are explained in Table 3.

During the survey, renters were found in 29.27% of the total cases. Three types of pattern were found in cases in which owner and tenants living together, while two types of pattern were found in cases in which owner and tenants living separately. Interestingly, the renters of OTR1 and O-TR1 cases used the space for residential purpose, while the renters of OTR2, OTR3, and O-TR2 cases used the space for commercial purpose. It may suggest that kost owners tend to not provide complete facilities for rental space that is meant to be a commercial space. Moreover, a number of tenants expressed concerns about safety and security issues, as renters' customers also share tenants' space, e.g. toilet, in many cases.

In regards to the staffs, two types of pattern were found in cases in which owner and tenants living together, while three types of pattern were found in cases in which owner and tenants living separately. OTS1 and O-TS1 were the most types found during the survey, suggesting that live-in staffs are the most common compared to live-out staffs in OTS2 and O-TS2, and live-in staffs that serve two houses in O-TS3. Live-in staffs might be seen as an efficient and economical option to have both full-time manager and service provider under one employment.

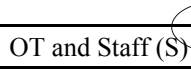
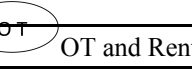
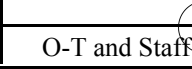
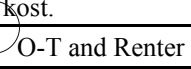
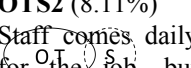
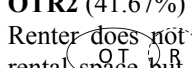
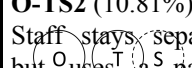
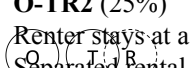
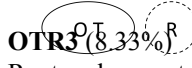
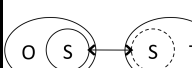
In most cases with no owner living inside, housekeepers hold the sole responsibility of running and managing the kosts. Their role usually includes the cleaning of public areas, keeping the general security watch, and providing laundry service. Laundry service is free in some cases, usually accompanied with limitation of the number or kind of clothes to wash, e.g. two pieces per day, no bed sheet and curtain, and no undergarments, while in other cases tenants may have to pay extra per month to have this service.

In addition, a number of owners employ security guards to provide extra security to their kosts. Security guards who are also the kost manager tend to hold no responsibility of cleaning the facility and providing laundry service. A security post is usually provided in the front part of kost building to ensure that security guard will have the clear view of the building entrance to watch the movement into and outside the kost. In regards to the

provision of extra security, it was observed that a number of owners of kost with rooms more than 10 have also been providing CCTV systems.

It was observed that a number of owners didn't just rent out their space only to tenants but also to other parties that have different arrangements or for purposes other than staying, e.g. business owners and house renters under yearly contract.

Table 4.1 Relationship between owner, tenant, staff, and renter in kost
(Wulandari & Mori, 2015)

Owner and Tenant (OT)			
OT Owner and tenants live together in kost.		O-T Owner lives separately and does not stay in kost.	
OT and Staff (S)	OT and Renter (R)	O-T and Staff (S)	O-T and Renter (R)
OTS1 (37.84%)  Owner, tenant, and staff live together. Staff stays in kost.	OTR1 (16.67%)  Renter does not use any facilities of kost.	O-TS1 (35.13%)  Staff stays at kost to take care of kost and tenants' need.	O-TR1 (8.33%)  Renter stays at a separated rental space.
OTS2 (8.11%)  Staff comes daily for the job, but he/she does not stay permanently in kost. Staff uses a part of kost's space.	OTR2 (41.67%)  Renter does not stay at the rental space but uses a part of kost's space.	O-TS2 (10.81%)  Staff stays separately but uses a part of kost's space.	O-TR2 (25%)  Renter stays at a Separated Rental space but uses a part of kost's space.
	OTR3 (8.33%)  Renter does not stay at the rental space and does not use any kost facilities.	 O-TS3 (8.11%) Staff stays in owner's house or kost, and works for both places.	

Note: There were cases in which there was no staff and/or renter involved.

In the example case in Fig. 1, the owner's family of this kost lives separately from their tenants, but still at the same plot of land, and they occupy the most rear part of the land. The entrance for tenants is separated from owner, but it is easily visible from owner's area. This arrangement enables supervision by the owner towards the access to kost facility. The extra space outside kost can be used to park small vehicles, e.g. bikes or motorcycles, on a sharing basis by tenants and renters.

The owner allocated some space within the plot of land to be rented by renters for commercial purposes, e.g. photocopy stall and food stall. In this kost, there is no shared

indoor space between owner, tenants, and renters. The renters occupy the most front part of the land. As the kost was located away from the main road, and there was no signboard, the existence was not easily noticeable. In this case, this kost was found through information from renters nearby.

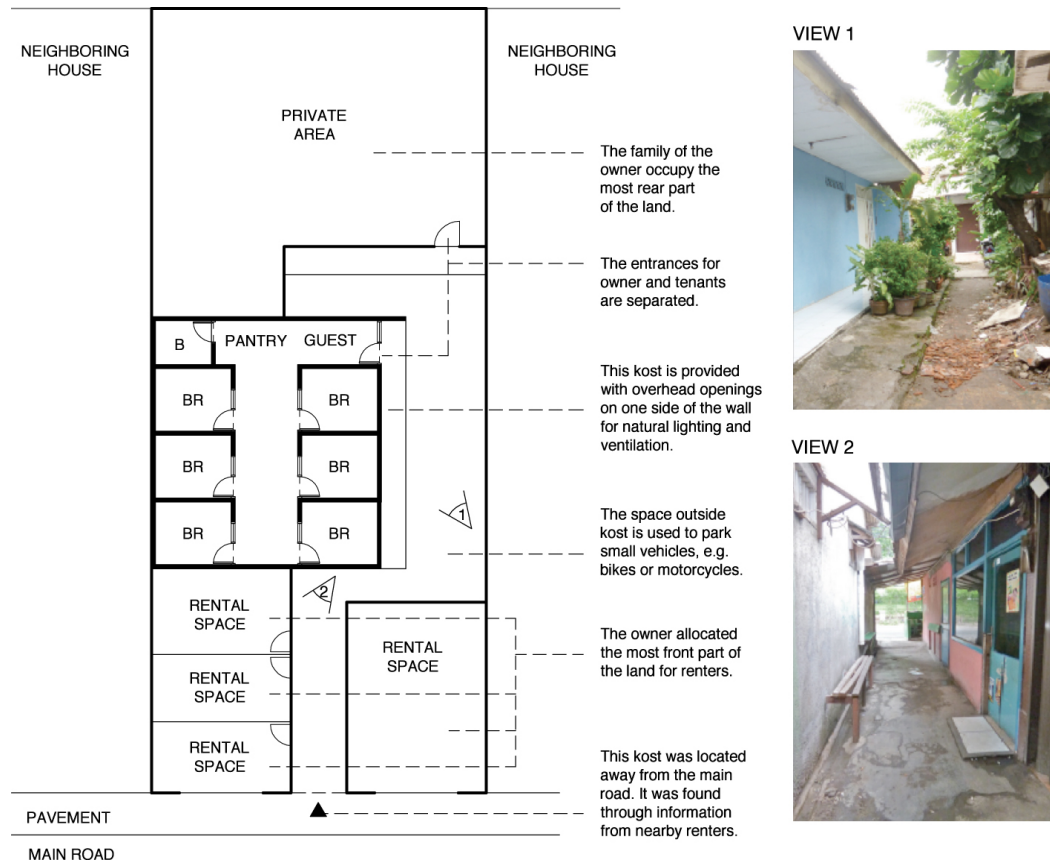


Fig. 4.1 Case example of kost with people involved in different roles

4.1.4. Kost Building Profiles

Kosts may come in various conditions; from permanent to non-permanent structures, with walls made of clay bricks to those of wooden boards, and well-insulated buildings with many rooms or the type with only a few rooms attached to the main house.

In addition, costs may have the form of one-storey building to multi-storey building. The most number of floors found during the survey was 6 floors. Many costs have the look of common private houses, although some of them look more commercial, having the look similar to hotels or shop houses.

In accordance with the situation of Jakarta as the city government center, trade center, business services and industry, costs are usually established in central locations. However with the convenience of a range of transportation methods, costs may also develop in locations adjacent to highways, main roads, roads served by public transportation, or even small alleys that are connected by footpaths to bigger roads.

4.2 OPERATION OF KOST

Kost operation generally involves three stages, i.e. preparation, establishing rental agreement, and management. The details are illustrated in Fig. 3.

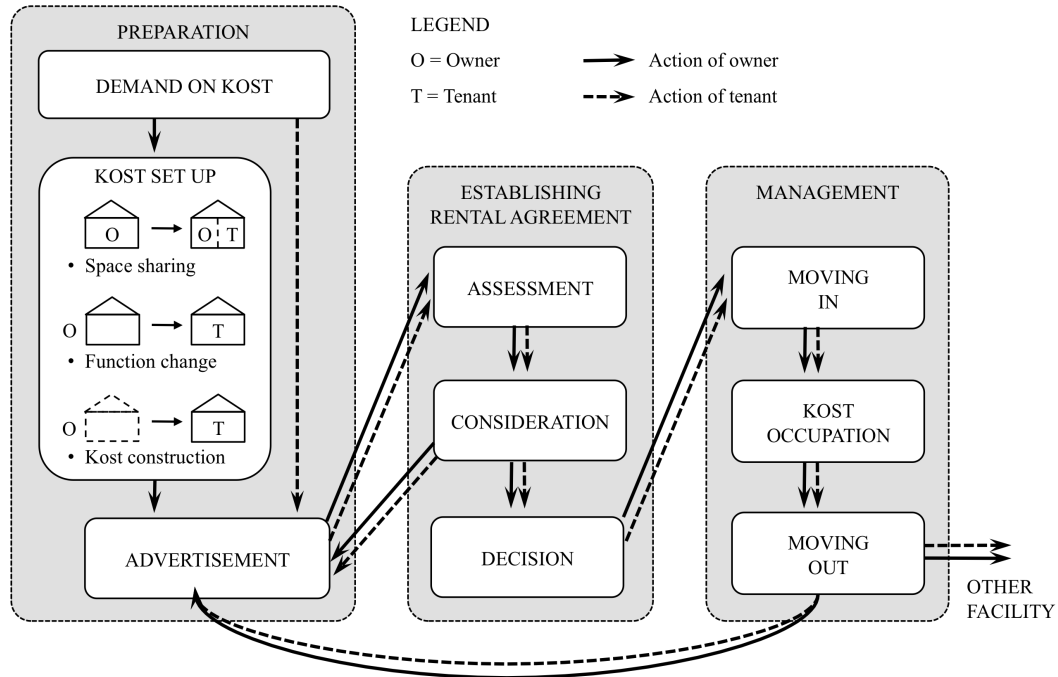


Fig. 4.2 General Operation of Kost Private Rental Housing (Wulandari & Mori, 2015)

4.2.1 Preparation: Kost Set Up

As an answer to market demand, house owners formed kost facilities through various ways, i.e. space allocation in the house and space creation outside the current residence of the owner. Space allocation in the house was done by sharing space, i.e. owners let some space in the house for tenant and have some space used for both on a sharing basis, and by creating additional space, i.e. the owner prepares a space extension for tenants.

Moreover, a number of owners decided to set up costs on purpose by creating space for tenant outside the owner's current residence by having a change of function or a new kost construction. In some cases, the owners already have a vacant facility whose original function is then converted into kost by partial or whole renovation. Many costs that were formed through this way also house the owner instead of the tenants only. Similarly, other owners built a new kost construction on a newly acquired or previously owned vacant land. This type of kost was usually built with clear intention, whether they would be for tenants only or for both owner and tenants.

Kosts set up by space allocation in the house were easier to identify during the survey. However, set ups by function change and new kost construction were harder to clarify as the condition was not obvious in some cases, while in others, the staffs were unaware of the set up status, and the owner was not available for clarification.

4.2.2 Preparation: Advertisement

The process of advertisement appears to be informal, and in general the tenants are the ones who do the more active approach instead of owners who persuade people to consider staying in kost. The tenants usually look for kost by door-to-door system or by getting the information from various sources, e.g. signboards, friends, neighborhood people, and advertisements.

Many kosts have the look of common private houses. Some owners put signboards outside, stating the availability of a kost and the owner's preference concerning their ideal tenant(s). However, many owners prefer not to put on signboards due to various reasons, e.g. business competition and law-related issues (Wulandari & Mori, 2014b). When no signboard existed, it was difficult to decide whether the facility was in fact a kost. In this case, potential tenants may find the facility by looking for houses which have the typical look of kost.

Many owners also advertise through newspapers, community bulletins, Internet forums and sites. Several kosts have their own custom-made website. However, advertising through mouth-to-mouth and reference seem to be the most popular as these methods are considered simple, effective, and economical. Intermediate parties were sometimes involved, and an amount of appreciation fee was paid to those who brought the tenant to the kost.

Kosts with more number of rooms tend to have signboards more than kost with less number of rooms. Mouth-to-mouth advertisement may be enough to find tenants for smaller kosts, thus they got occupied faster and signboard is not needed. In addition, over the years, more kosts put signboard, which may indicate that kost business has been getting more common and highly sought after.

While the law requires the installation of signboard, most cases did not comply with it (83.19%). It may as well imply that kosts do not depend on facility signboard to notify the potential tenants about their facility. This is also another factor that led to the condition in which many cases are unnoticed and unregulated by government.

4.2.3 Establishing Rental Agreement: Assessment

In regards to tenant's eligibility, every owner has his/her own criteria about the suitable candidate. For example, many kosts are intended for certain gender, or for both genders. This seems to be the most common condition stated by owner or asked by tenants during assessment stage.

As the idea of unmarried women and men living together is still not widely acceptable in Indonesian society, many kost owners choose to build kosts, which are reserved for one gender only, to minimize unwanted cases, and to prevent social friction that might occur. However, a number of kost owners also show interest in building mixed kost facilities because they serve larger market. In other cases, the owners stated their preference of tenant's occupation, as they perceived that people with different nature of jobs might have different lifestyle that may not work well together.

Similarly, tenants also have preferences on their ideal living place, thus *kost* viewing is the first step. At this point, tenants have the chance to see *kost* environment and ask for detailed conditions and limitations to the owner or staff, e.g. profiles of other tenants, occupancy rules, and services provided.



Figure 4.3 Signages stating that only female tenants are accepted

In regards to the residents, many prospective *kost* tenants who are employees or students; male and female; from the same workplaces or schools want to live together in the same *kost*. On the other hand, many *kost* residents want the kind of living environment that gives more freedom with not too many regulations and intervention that are considered disturbing their privacy and preference. In this case, mixed *kost* facilities respond to their needs.

Some tenants prefer *kosts* that have a lot of rooms inside because the facilities were built specifically for rental purposes, so the owners usually don't interfere too much in daily life. However, such *kosts* are usually rented out with higher price than the *kosts* owned by normal homeowners because of the profit-oriented nature. In addition, this type of *kost* also tends to reflect more of individualism among residents and to the surrounding communities.

4.2.4 Establishing Rental Agreement: Consideration

After the assessment stage, both owner and tenant have the chance to consider the conditions before making decision. Although the owners have their own criteria, it is not based on a fixed rule, thus they may be flexible in some cases. Depending on their preference, they may tolerate certain conditions that, in fact, do not meet their criteria. In the same manner, tenants may put the information they got during room viewing into consideration before making decision.

Rental price in *kosts* depends on the facilities provided, *kost* location, and owner's decision. However, bargaining sometimes is possible, and it may add value to the relationship between owner and tenant when good agreement is finally met. However, bargaining opportunity is rather hard to be found in *kost* facilities with many tenants inside. Owners that are common homeowners are more open and flexible about price because it is not always the rental fee amount that matters.

4.2.5 Establishing Rental Agreement: Decision

After an agreement has been found, in general, down payment, usually in the amount of one-month rental fee, is required to book the room. If later the tenant changes mind, it is customarily not returnable. In some cases, the managers may keep the room for free and give some time for the potential tenant to think and confirm within the agreed time limit.

In addition, the owner may issue a receipt, or, in some cases, a letter of agreement. Tenants will also decide the day of moving into the *kost*, so the owner or staff can prepare the room before tenant's arrival. On the other hand, when the rental agreement is not established, both parties may refuse to go to the next step, and they may continue looking for other options that may fit into their criteria.

4.2.6 Management of Kost: During Stay in Kost

The management of *kost* is considerably varied and flexible depending on owner's preference. In a number of cases, the owner acts as a manager, even when the owner does not stay in the *kost*. However, in most cases with no owner living inside, the housekeeper or security guard is appointed to provide services as well as to hold the responsibility of running and managing the *kosts* as the *kost* manager. In some cases, the *kost* managers also seem to be in charge of keeping the *kost* fully occupied.

In general, a *kost* manager is responsible of the maintenance, cleanliness, and additional services needed by the tenants. However, he/she is also indirectly responsible further to maintain the safety and peace in the *kost*. In this case, owners usually apply rules to be enforced by the *kost* manager. The payment of *kost* is generally done periodically and in advance. Tenants pay in cash directly to the owner or staff in almost all the cases. Although some owners do not stay in *kost*, a number of them visit the *kost* and check its condition during payment period.

In this type of *kost*, usually the facilities have more detailed regulations which show slight similarities with dormitory, e.g. the maximum time to receive guests and the restriction of accepting guests from different sex group in the room.

4.2.7 Management of Kost: Moving In and Moving Out

The formalities involved in renting is considerably limited, as in most cases, no written contract would be provided, but some may provide an informal letter of agreement upon request. In addition, it is a normal practice for owners to ask for a copy of tenant's identification documents. However, it seems that the strictness of one owner can be different from the other. The most common document asked is the National Identity Card, but in the case of family members sharing a room together, owners often ask for a copy of family registry.

In the case of moving out, although a number of owners expect tenants to notify the staff or owner few weeks to one month in advance, the practice is more flexible in general, and tenants are free to leave anytime, provided they have paid the rental fee. In addition, the owner is required to register the changes of occupancy in his/her facility to

the Citizenship Agency and the tenant is required to report of the change of address to neighborhood office.

According to Governor Decision No. 2693 Year 1987, kost owners have the responsibility to register as well as to report and periodically update the residency condition of their kosts to the Citizenship Agency, while kost tenants are required to report to the kelurahan office within 14 days of residency in the new place, as in the rules on changing residence.

4.3. LIFE IN KOST

4.3.1. Living Conditions

Based on Indonesian General Guidelines for Basic Healthy Homes, a house requires at least one bedroom, one multifunction area, and one bathroom, that facilitates bathing, washing, and toileting procedures. As the conditions in kosts vary greatly, the provision and condition of the facilities in a house vary as well. For example, in the case of bathrooms, there are rooms with and without attached bathrooms. In regards to the first case, most attached bathrooms support bathing and toileting procedures, while some have a shower area only. Similarly, there are kosts with a kitchen and/or living room, while in other cases, cooking or accepting guests are completely banned.

Table 4.2 Minimum Requirement for Basic Healthy Homes in Indonesia

(Indonesia Ministry of Settlement and Area Infrastructure, 2002)

Minimum Requirement of Buildings and Lands for Basic Healthy Homes									
Area	Standard Area per person (m ²)		Area (m ²) for 3 Persons				Area (m ²) for 4 Persons		
			House Unit	Land			House Unit	Land	
				Min.	Effective	Ideal		Min.	Effective
	Minimum	7.2	21.6	60	72-90	200	28.8	60	72-90
	Indonesia	9	27	60	72-90	200	36	60	72-90
	International	12	36	60	-	-	48	60	-
Natural Lighting	Opening	Minimum 10 % of room area (for area where eyesight actively required)							
	Opening Height	Effective lowest point for window : 700-800mm from floor level							
Fresh Air	Opening	Minimum 5% of room area							
	Source	Not affected by air from kitchen or bathroom/toilet							

However, it was observed that although bedrooms and bathrooms are available in every kost, many kosts do not meet the guidelines due to the lack of a multi-functional area. Some owners stated that common space was not a high priority because not every tenant will use the common space. Also, it is common for tenants to carry out most of their activities in their bedrooms, including accepting guests, although some kosts provide a separate guest area for tenants to receive guests.



- (1) A bedroom with a window opening to outdoor area and an air conditioner
 (2) A bedroom without window opening but with an air conditioner and an exhaust fan
 (3) Two bedrooms sharing an air conditioner to be used together

Fig. 4.4 Examples of mechanical ventilation provisions in kost

According to the Law of Republic of Indonesia No. 28 Year 2002 on Buildings (House of Representative of the Republic of Indonesia, 2002), ventilation system needs to be provided on buildings through openings and/or natural ventilation and/or mechanical ventilation. In addition, certain building types, e.g. residential buildings, healthcare facilities, and other public services should be provided with openings for natural ventilation. Similar rules were mentioned in regards to the lighting provision.

However, during the survey, it was found that there were cases in which kosts were not provided with enough openings for natural ventilation, and many rooms were not well ventilated. A number of rooms were provided with window opening to outdoor space, while in other cases, they were provided with window opening to the indoor space. Moreover, there were a lot of cases with rooms with no window opening at all, and those rooms were fully depended on mechanical ventilation system.

Fig. 4.4 shows a number of example cases with different conditions of mechanical ventilation provisions. Case (1) shows a bedroom, which was provided with a window opening to outdoor space, as well as air conditioning system. In addition, case (2) shows an example of a bedroom without any window opening, but it was provided with air conditioning system and an exhaust fan.

In addition, case (3) shows a room with window opening to indoor space and an air conditioner to be used on a sharing basis by two bedrooms. In this case, as the rooms had to be connected by an opening to accommodate the air conditioning unit, they are not fully insulated, and the room habitants must tolerate various disturbance that might be caused by the tenant living on the attached room, e.g. noise and smell. In addition, the tenants were not free to choose their preferable comfortable temperature, as the air conditioning system was to be used in a sharing basis.

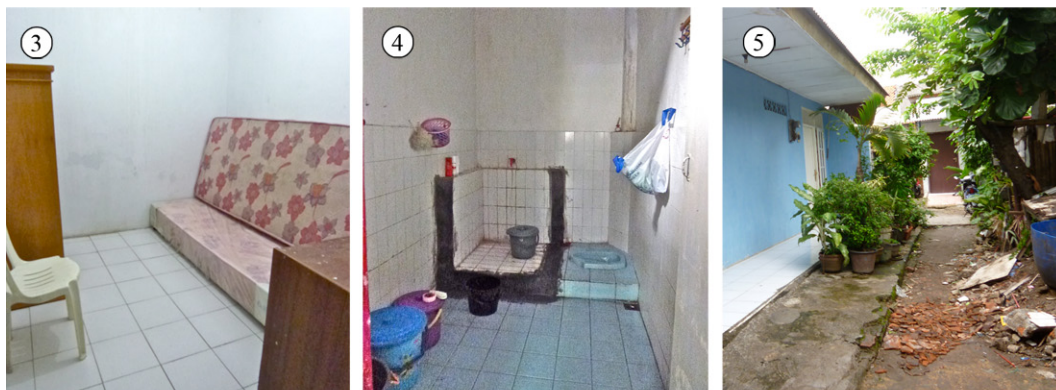
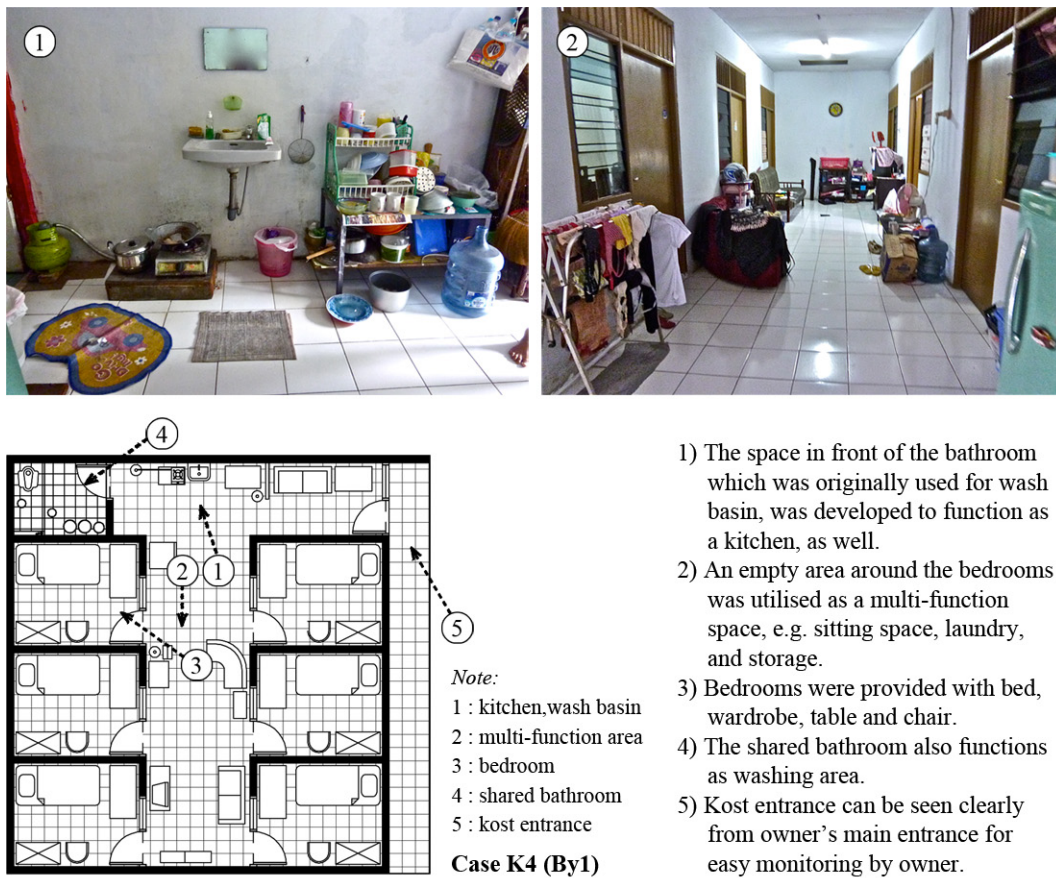


Fig. 4.5 Example of kost and its living condition

In case K4 (Fig. 4.5), kost entrance can be seen clearly from owners' main entrance for easy monitoring by owner. It was seen that the space in front of the bathroom which was originally used for wash basin, was developed to function as a kitchen, as well. Besides, the empty area around the bedrooms was utilized as a multi-function space, e.g. sitting space, laundry, and storage. Bedrooms were provided with bed, wardrobe, table, and chair. In regards to the shared bathroom, there is only one bathroom for all tenants, and this space is also utilized as washing area, which causes the space being unable to support bathing and toilet activities while it is used for washing.

4.3.2. Neighborhood Condition

Due to its nature of generally accepting tenants from various profiles, culture, and background, kost neighborhood reflects an interesting pattern of a heterogeneous community. The existence of kost in an area improves the variety of the people living there, as well as the numerous local businesses that follow accordingly. Interestingly, by having a large variety of people living in the area, a number of respondents expressed that they felt safer. It seems that this condition reduces the feeling of being the minority.

Kosts are generally well located around centers of activities. However, with the convenience of various types of formal and informal transportation methods, costs may also grow even around residential areas located in small alleys connected by footpaths that lead to bigger roads. As new businesses grow around kost, especially those which support the need of kost tenants, e.g. food stalls, laundry services, and internet cafes, the number of public facilities around are also increasing. Having everything together seems to take part in developing the neighborhood itself, evolving the area into a livelier environment, as well as increasing the land value.



- (1) A case of full-height fence applied in a kost for extra security
- (2) Vehicles parked on the roadside due to the lack of parking space
- (3) Vehicles parked on the roadside due to the lack of parking space

Fig. 4.6 Environment conditions around kost neighborhood

However, although some respondents felt safer by having a populated environment rather than being in a quiet one, the crowded-nature of kost neighborhood appeared to attract burglars, due to the common knowledge that there are a lot of people living in the same building within limited personal space. Many kosts tried their best to protect the house so it may discourage burglars to break in, but it was noticed that a lot of cases had relatively flexible access. It was reported that kost tends to receive more tolerant monitoring from their neighborhood due to the temporary occupancy nature of tenants, making kost an ideal hiding places for criminals.

On the other hand, some kosts were built in residential estates in which the residential houses are usually supposed to be for one family. This condition caused the population at that area becoming denser than it should. In addition, kost facilities tend to be built aiming to achieve maximum land use efficiency and space orientation, thus it seems to be common to find kost structures being as close as possible to the road or attached to neighboring houses, leaving less open space and green area. Further, the layout of the kost itself tends to include even lesser public space or empty space, including the space for private vehicle parking. It was noticed that most kost facilities didn't provide enough parking space for their tenants, resulting in tenants utilizing the roadside as their parking space. This condition may cause crowding and discomfort to the environment.

4.4. KOST AND KOST-RELATED FACILITIES OUTSIDE JAKARTA

4.4.1. Kost in Other Cities in Indonesia

The growth of kost facilities is considerably high in many big cities in Indonesia. Arifin (2000) described kost rooms as household rental rooms, and she conducted a study on kost at Surabaya, East Java. In this area, kosts that commonly grow mainly on two areas, i.e. university and industrial estate areas. These two areas have different customers, having the students as the main customers around the university area, and the workers as the main customers around the industrial estate area.

In this case, she focused her study on one of the industrial estates in Surabaya, and the objects of her research were the owners of kost rooms and their renters who were mainly woman industrial workers. This study found that the household rental rooms are home based enterprises, owned and operated by self-employed individuals. In this case, there is social interaction and closer relationship between the provider and the renter, that may be different with the relationship between the seller and the buyer.

This study found that many kosts did not have a building permit. Instead, they had built their rooms with only the permission of the head of *kampung* before the construction began, and it seemed that the enforcement effort to ensure the application of formal building permit was not strong. Further, the physical condition of kost rooms was averagely in low quality condition, especially the bathroom, water supply, and the quality of the building.

Kost provider seemed to develop to an increasingly growing home-based business, and it took a role as an active provider of housing to meet the demand of the industrial workers. The owners typically developed kost by building a few rooms for tenants on the extra space within their plot of land. In this case, kost business has been an attractive source of income with a minimal investment, especially those that were developed without any extra land purchase.

The study concludes that a kost as home-based enterprise also has human value impact to both owners and renters, in addition to the contribution it provided to the owner's family income. It was found that a few owners successfully develop their kosts into another business, while in other cases, the kost itself became the main source of

income. Moreover, there is tendency that the rich households who own big land, run the kost as business only.

In addition, Nurdini and Harun (2012) discussed about students' rental housing in Bandung that seem to be private establishment produced by "their supplier", thus making them similar to kost. These facilities were mainly resided by students. They observed four typologies of the production process and the design product of these rental housings, which are: 1) house, 2) pavilion, 3) mass rental building, and 4) apartment (Fig. 4.7).

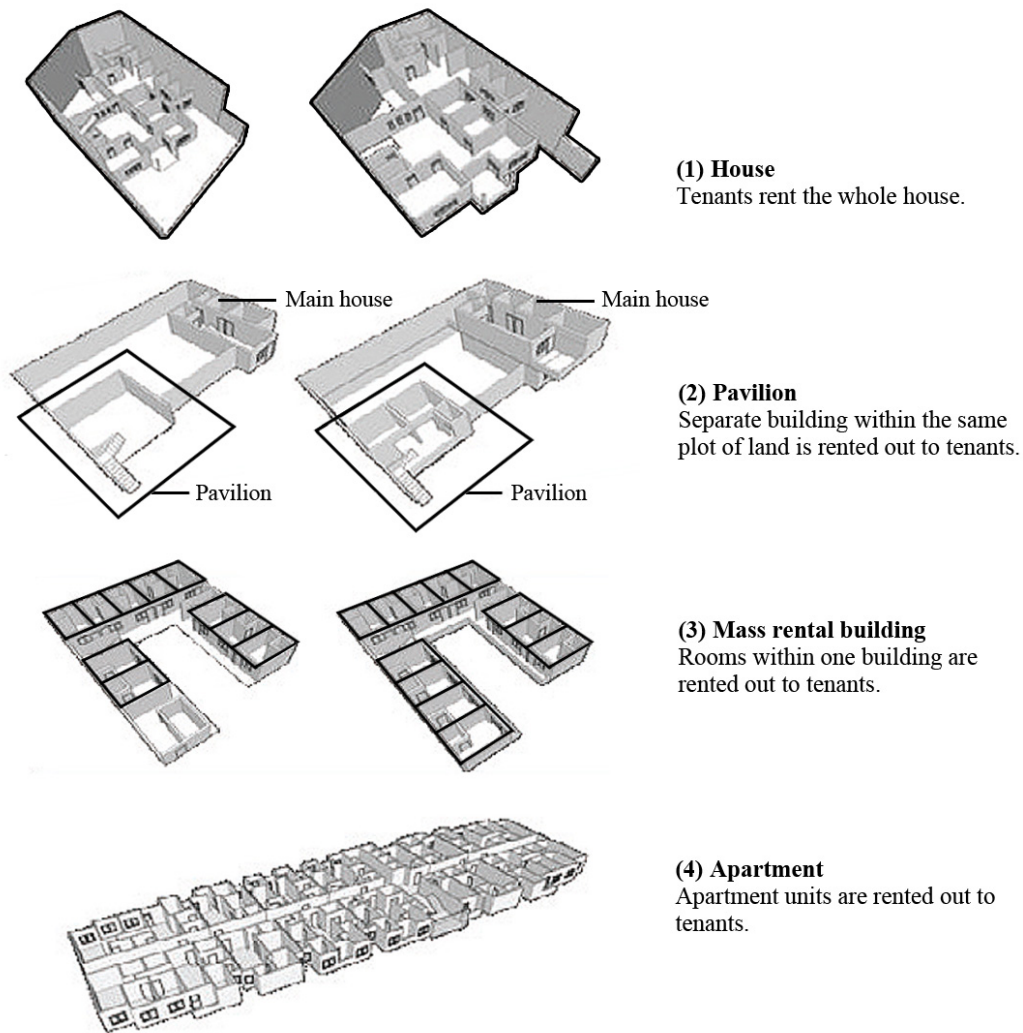


Fig. 4.7 Typologies for students' rental housing (edited from Nurdini and Harun, 2012)

Based on their studies, the majority of these rental housings were mass rental building type (43.27%), while house type took the second position with 40.81%, and the rest consists of pavilion and apartment types. In these housings, the supplier produced the space related to rooms, building and plot of land, while the neighborhood, as a space outside the lot of rental housing, is built collectively not only by the supplier. It seems that there are issues related to the quality of facility and its neighborhood, as well.

Tenants were considered to be quite critical in assessing the quality of rooms, but it was complicated for them to assess the quality of the building, land, and neighborhood. In this case, when tenants found that it was difficult to get the quality of the building, lot, and neighborhood that were up to their standard, they decided to develop tolerance and accept the condition, instead of moving to get better quality of these elements (Nurdini & Harun, 2012).

4.4.2. Similar rental room cases in Singapore

In regards to the rental rooms in Singapore, The Urban Redevelopment Authority (URA) and Housing Board allow owners to sublet their private residential property or HDB flat/room for additional income, provided the owners comply with the relevant guidelines and specific terms and conditions (Singapore Urban Redevelopment Authority, n.d.).

Private residential properties or their rooms within the premises should not be rented out on a short-term basis for less than 6 months on a daily/weekly/monthly basis. Leasing of the whole unit or subletting of rooms for residential purposes is only allowed for long-term stays of 6 months or more if these conditions are met, which are: 1) no internal partitioning works that alter the layout of the property to create more rooms; such overcrowding can pose safety concerns, 2) in the case of master tenancies or en-bloc leasing-out, there should only be 1 single tenancy agreement per residential unit to cover the number of occupants for the unit; this does not apply to a single property or individual owner who leases out rooms within his unit to different tenants, 3) each occupant should have at least 10 sqm of space. The maximum number of occupants in a residential unit is 8, no matter how big the unit is; this includes the owner if he is living within the premises, and does not apply if the unit is occupied by a family without any subletting.

In general, owners of both private residential properties and HDB flats should not sublet their premises on a short-term basis to tourists, as this will lead to high turnover of occupants and high human traffic, which could cause nuisance and safety concerns to the neighbours. Subletting of HDB flats or bedrooms for short-term stay to tourists is not allowed. Owners of private residential properties should similarly comply with the URA's guidelines if they wish to lease or sublet their residential units or rooms. Private residential properties are meant for longer-term stays of six months or more.

Home owners may occasionally invite their relatives or friends from overseas to stay with them when they visit Singapore. This is a reasonable extension of a home owner's use of his home, and is not considered renting or subletting of residential premises. However, home owners are advised not to cause any nuisance to neighbors (Singapore Urban Redevelopment Authority, n.d.).

4.4.3. Geshuku in Japan

According to Japan Hotel Business Law Article 2 Section 5 (旅館業法 2 条 5 項), a geshuku (下宿) is a business that provides a facility and houses people in response to the fee paid in a period of more than one month. In addition, in Article 3 Paragraph 1, it is stated that any person who intends to run a hotel business shall obtain the permission

from the prefectural governor. In the case of a city with a health center, the permission shall be obtained from the mayor of the city. However, if the person who has received the permission of conducting an inn business or a simple lodging business, try to run a geshuku business in the facility, it is not necessary to obtain a permission again.

The standard provision of geshuku business is regulated in the Hotel Business Law Enforcement Ordinance, Article 1 Section 4 (旅館業法施行令 1 条 4 項), which mentions that a geshuku should: 1) have appropriate ventilation, lighting, humidity level and drainage system, 2) have public bath around the proximity, unless it has a bathing facility with appropriate size and function that can accommodate the need of the number of residents, 3) have a suitable number of basin facility that can accommodate the need of the number of residents, 4) have an appropriate number of toilets, 5) meet the criteria of buildings and facilities specified by the ordinances of its prefectures.

These days, geshuku seems to be commonly associated to rental housing facilities for students or manual laborers. In regards to laborers' rental housing facilities, the term "koudou geshuku" is preferred by business owners to address their business rather than the common term "ninpudashi" used by the laborers as the clients, as the latter tends to have insulting connotation (Gill, 2000).

The main difference between the student dormitory and geshuku is in the fineness of the rules. In addition, student dormitory is usually for students from the same institution. Some provides both morning and evening meals, while some provides only evening meals, and some do not provide any meal. Geshuku may provide meals as well, depending on the agreement with the landlord.

To learn the basic rules in community life that is notably different from regular life, student dormitory seems to be suitable for students that have no experience of living alone for the first time. In a student dormitory, most of the rules have been established, and the contents of the rules relate to the shared use of the dorm facilities, e.g. how to use the bath, period the laundry room can be used, and curfew. On the other hand, in most cases of geshuku, tenants live together with the landlord, experiencing living at home environment. Most of the rules, e.g. curfew, have been determined through agreement with the landlord. In this case, tenants may have relatively more freedom than those staying in student dormitory in terms of rules.

In the old-fashioned geshuku, there is no cleaning duty as in student dormitory. The tenants usually should take care of the items they use, but the cleaning of the shared space in geshuku is taken care by the landlord. For example, after meal time, the tenants may use the bath one by one, then they can freely spend time on their own. Some geshuku provides pre-installed closet space with the size and depth that fit to be a storage space for a futon, while it has been observed that there are a number of cases provide locker-type storage space, assuming that the resident will use a bed instead of a futon (Murota, Y. et. al., 1995).

4.4.4. Comparing Kost to Similar Facilities

As explained in 4.4.1, in Netherlands, *kosthuis* facilities were popular among the refugees, soldiers, and migrants in the past. During the period of Dutch occupation in Indonesia, *kost* was popular in a considerably different way. Through times, *kosthuis* cases still exist in Netherlands but they are not popular anymore, while in Indonesia, they are getting more and more popular, and the nature of facility also changed. In regards to *geshuku*, it seemed to be a popular rental accommodation facility for workers and students in the past. However, it seems to be not popular anymore these days, and it tends to be closely associated to students.

In fact they have some similarities to *kost* facilities in Indonesia. Comparing Indonesia's *kost* today to *kosthuis* and *geshuku*, we observed that both facilities are closer to the *kost* type A. The *kost* types will be explained in the next chapter. In general, a *kost* is a much more affordable option compared to one-room or studio apartment.

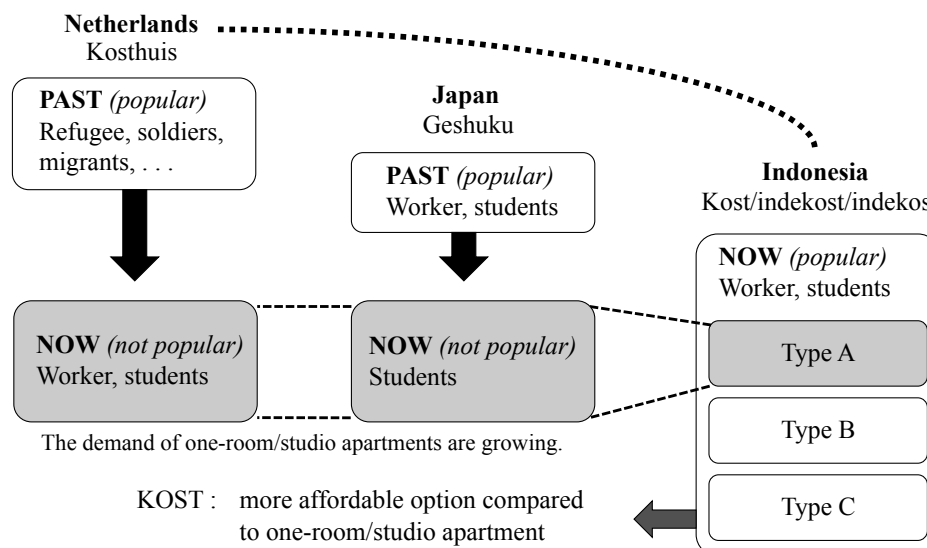


Fig. 4.8 Kost compared to *kosthuis* and *geshuku*

4.5. CHALLENGES AND ISSUES OF KOST

There are several challenges and issues of *kost* observed, which are as follows:

1. Enforcement of Laws and Regulations

The enforcement of the regulation unfortunately has several hindrances, e.g. inadequate resources to support law enforcement in the neighborhood level, as well as lack of education of the public planning regulations and their importance. From several personal interviews with a number of *kost* staffs and owners, long and complicated bureaucratic processes, communication gaps, and overlapping roles among regulatory staffs discouraged them to comply with regulations. This view due to non-strict law enforcement and the limited source of information provided for the home-makers, as in fact the country has been trying to improve the system and bureaucracy in order to

promote the development of settlements that comply to government's planning and regulations. It is important to provide easy public access to building and housing regulation to educate the public and increase awareness on the law and regulations.

2. Design, Planning, and Operation Standards

While the Guidelines for Basic Healthy Homes is provided as a guidance for homemakers, a lot of them are not aware about this information or simply prefer to follow their own decision, that in some cases are in fact lower than the guidelines (Wulandari & Mori, 2014a). In addition, the absence of specific regulations for costs allows owners to freely develop their costs. The arrangements are carried out following the owners' preferences as in private homes, while in fact costs are more public, and not for the owners' use. However, the existence of these standards would not be effective without the awareness of owners on quality and adequacy of housing settlement. In this case, rigorous efforts to educate the public seem to be necessary at the basic steps to improve housing quality and adequacy.

3. Self-builder Related Issues

According to the Regulation of the Ministry of Finance of the Republic of Indonesia No. 163/PMK.03/2012 (Indonesia Ministry of Finance, 2012), self-building activity is an activity of constructing a building which is done not on a commercial aim, or work conducted personally or by private organization, and the result is to be for personal use only or to be used by other party. A self-built housing is mainly characterized by having a self-builder initiates almost all of the construction process. In this case, it may involve the acquisition and registration of the land and various permits, the design process, material purchase, as well as construction process and supervision.

As the self-builders are individuals or households who came from various economic and educational backgrounds, a large number of them have limited knowledge regarding building design, planning, and construction. Therefore, inadequate designs, poor technology or construction supervision affected the result. Financial condition of self-builders may have taken a role in the choice of low quality materials used in some cases, but with proper guidance and knowledge, self-builders can be updated with alternatives and technology to apply materials with lower cost (Wulandari & Mori, 2015).

In addition, different regulations that work on similar topics, and were issued by various level of government agencies exist, and in fact this is considerably a common practice, as these regulations were created with different aims. However, as the self-builders may have limited knowledge on the law structure and provisions in Indonesia, there are chances of self-builders missing out regulations and not being informed on the updates. In addition, not all regulations are easily accessible. In this case, the self-builders may face the condition in which they are not sure on the regulation coverage, and which law or regulation to follow.

There is a need for increased collaborative design and public education. The institution of a self-built housing and platform to offer adequate and affordable design services to potential house owners that meet the official guidelines and design standards may be a promising option. This approach has been done in UK to provide support for

self-builders with necessary information of building design and other construction resources and advices (NasBA, 2011).

4.6. SUMMARY

Comparing kost, or also called “indekos”, to kosthuis, which was a facility related to the term “in de kost” from which the term “kost” came from, both facilities shares several similarities and nature of operation. Referring to the meaning of kosthuis, which literally means the place or house where people can stay “in de kost”, both kost and kosthuis have temporary nature of occupancy and some payment involved. However, while in kosthuis, tenants were generally allowed to stay and enjoy the meals together with the owner’s family with some payment involved, meal service is not commonly found in kost cases in Indonesia. In addition, the familiar nature of kost in the past seems to have developed more into a business-oriented facility.

Being in the boundary of a private house and a rental facility, a kost is set up and operated informally following the owner’s preference, thus cases that cause discomfort to tenants due to lack of facilities or sense of security may exist. Its undefined standard of operation and arrangement may hinder improvement opportunities by government.

Although a number of owners decided to have kost space in the house at the later stage, a number of cases were purposely constructed to be kosts. In this case, an accurate checking process during the application of building permit may be an important point to obtain early identification and registration of kost.

Without owner’s awareness on the quality and adequacy of kost, the existence of standards and regulations would not be effective. Therefore, rigorous efforts to educate the public seem to be necessary at the basic steps for improvement. Moreover, it is important to provide easy access to the building and housing regulations for the public in order to educate the public and increase compliance awareness.

In addition, increased collaborative design and public education seem necessary to provide wider exposure to improve the knowledge of self-builders on building design, planning, and construction. Associations of self-organized housing and platforms to offer adequate and affordable design services that meet the official guidelines and design standards to potential house owners are promising options.

REFERENCES

- Arifin, L. S. (2000). Exploring the role of household rental room and quality of women workers' lives: A socio psychological approach. *International Symposium on Home-Based Enterprises*. Newcastle upon Tyne.
- Gill, T. (2000). Yoseba and Ninpudashi: Changing Patterns of Employment on the Fringes of the Japanese Economy. In J. S. Eades (Ed.), *Globalization and Social Change in Contemporary Japan* (pp. 123-142). Melbourne, Australia: Melbourne: Trans Pacific Books.
- House of Representative of the Republic of Indonesia. (2002). *Law of Republic of Indonesia No. 28 Year 2002 on buildings (in Indonesian)* [Online]. Retrieved Aug 19, 2015, from http://dektr.surabaya.go.id/cktrweb/dasarhukum/imb/UU_no_28_th_2002.pdf
- Indonesia Ministry of Finance. (2012). *Regulation of Ministry of Finance No. 163/PMK.03/2012 on limitations and procedures for the imposition of value-added tax on self-building activities (in Indonesian)* [Online]. Retrieved Aug 19, 2015, from http://202.137.230.89/ind/Data/Regulation/PMK163_2012.pdf
- Indonesia Ministry of Settlement and Area Infrastructure. (2002). *Decision of Ministry of Settlement and Area Infrastructure No. 403/KPTS/M/2002 on the Technical Guidelines for the Development of the Basic Healthy Homes*. Indonesia Ministry of Settlement and Area Infrastructure. Indonesia Ministry of Settlement and Area Infrastructure.
- Indonesia Regional Government of DKI Jakarta Province. (2010). *Regional Regulation of DKI Jakarta Province No. 11 Year 2010 on Hotel Tax (in Indonesian)* [Online]. Retrieved Aug 19, 2015, from Regional Regulation of DKI Jakarta Province: <http://dpp.jakarta.go.id/wp-content/uploads/downloads/2012/05/PERDA-NO-11-TAHUN-2010.pdf>
- Jakarta Housing Department. (n.d.). *Kost housing (in Indonesian)* [Online]. Retrieved Apr 3, 2013, from <http://rumah-gedungjakarta.org/dpgp/program-dpgp/perumahan/pelayanan-penghunian/rumah-kost.html>
- Murota, Y. et. al. (1995). 下宿生の収納スペース要求 : A 大学の場合(建築計画 B) (in Japanese). *日本建築学会中国支部研究報告集 Architectural Institute of Japan* , 19, 429-432.
- NasBA. (2011). *An Action Plan to promote the growth of self build housing*. National Self Built Association.
- Nurdini, A., & Harun, I. B. (2012). Spatial bounded-choice behavior within the consumer of rental housing in Bandung, Indonesia. *Journal of Asian Behavioral Studies* , 2 (4), 57-66.
- Singapore Urban Redevelopment Authority. (n.d.). *Singapore Urban Redevelopment Authority*. Retrieved Jun 19, 2015, from HDB and URA's reply 25 Sep 2013: Rules on short-term rentals [Online]: <http://www.ura.gov.sg/uol/media-room/forum-replies/2013/sep/forum13-19.aspx>
- Van der Sijs, N. (2006). *Klein uitleenwoordenboek*. Den Haag, Netherlands: Sdu Uitgevers.

- Vogel, J. (2005). *Cultuur en migratie in Nederland. Nabije vreemden: Een eeuw wonen en samenwonen*. (W. W. Leo Lucassen, Ed.) Den Haag, Netherlands: Sdu Uitgevers.
- Wulandari, D. W., & Mori, S. (2014a). Characteristics of the Spatial Structure of Kots Private Rental Housing: a Case Study of the Urban Settlement of Jakarta, Indonesia. *Journal of Asian Architecture and Building Engineering* , 13 (2), 309-316.
- Wulandari, D. W., & Mori, S. (2015). Nature and Operation of Kost Private Rental Housing in Urban Settlement Development of Jakarta, Indonesia. *Journal of Civil Engineering and Design (JCEA)* , Scheduled for publication.
- Wulandari, D. W., & Mori, S. (2014b). The Assessment of Current Legal Basis of Kost Private Rental Housing: a Case Study of the Urban Settlement of Jakarta, Indonesia. *Journal of Habitat Engineering and Design* , 6 (1), 15-25.

CHAPTER 5.

CURRENT LEGAL BASIS OF KOST RENTAL HOUSING

5.1. INTRODUCTION

5.1.1. Background

Design quality is principal to how places work. In fact, well-designed housing may improve social well being, quality of life, and the community, bring public health benefits, increase property value, and reduce crime (CABE, 2010). However, currently proper adequate housing is still a major concern in Indonesia, even though the urban settlement development in Jakarta which occurs spontaneously (Hudalah & Firman, 2010) is continuously growing and adapting to social conditions and demands, and provide affordable living spaces for its wide range of residents. KOSTs are one of the spontaneous housing options developed by residents. As a cheaper rental alternative with flexible contract periods, a kost is not only an attractive housing option but also a promising investment. However, the current regulations applied might not be to the utmost extent, resulting in many KOSTs being unnoticed by the government or having low quality living conditions (Wulandari & Mori, 2014a).

Nurdini and Harun (2011) described the combination of renter's perception and factual measurements as an alternative method of collaboration in rental housing design. Further, the prospect of user participation in rental housing design was identified. They argued that the comparison of renter's perception and factual measurements is significant to identify the housing design performances from the user's point of view, and to discover the housing form from owner's point of view.

Moreover, Hidayah and Shigemura (2005) studied the domestic space arrangements of the private rental housings in the case of kampung settlements, they clarified how the household re-arranges their previous domestic space to accommodate the tenants. It was noticed that households have given up 10% to 50% of their spatial occupation to be used by tenants. The study of Wulandari and Mori (2014a) investigates the characteristics of the spatial structure of KOSTs in Jakarta. It was noticed that there is a strong correlation between the conditions of whether the owner lives in the kost, whether the living area is separated between owner and tenants, and the pattern of spatial occupation in the kost. Many KOSTs were found not fit to be considered as healthy homes, in which the spatial organization and the lack of space triggers behavioral changes and misuse of space.

In order to manage and improve this spontaneous residential environment and to understand the impact of the current legal basis, an assessment is important as the base step to achieve suitable planning solutions for kost in the future. This study aims to understand the nature of kost housing, to examine the implementation and impact of the current legal basis for KOSTs. and to observe on what should have been considered while

developing the suitable planning solutions. Furthermore, this research studies the situation of kost housing as private houses with public issues.

5.1.2. Method

This study applied the following research methods:

1.) On January 2013, data collection and personal interviews were conducted in Jakarta Tax Service Agency to develop further understanding on kost issues and the tax regulation related to kost in Jakarta. Statistical data on the number of kost taxpayers of Jakarta Province from year 2008 to 2012 was acquired. Based on this, further investigations were based in West Jakarta as the municipality with the most number of kots. In addition, on-site investigations which included personal interviews and layout mapping were also conducted in order to gain a perspective of the living environment in kots. This was done to forty-one cases found in Grogol Petamburan, Taman Sari, Kebon Jeruk, and Tambora sub-districts of West Jakarta, as they were the top four sub-districts which had the most number of kots by 2012 (Fig. 5.1).

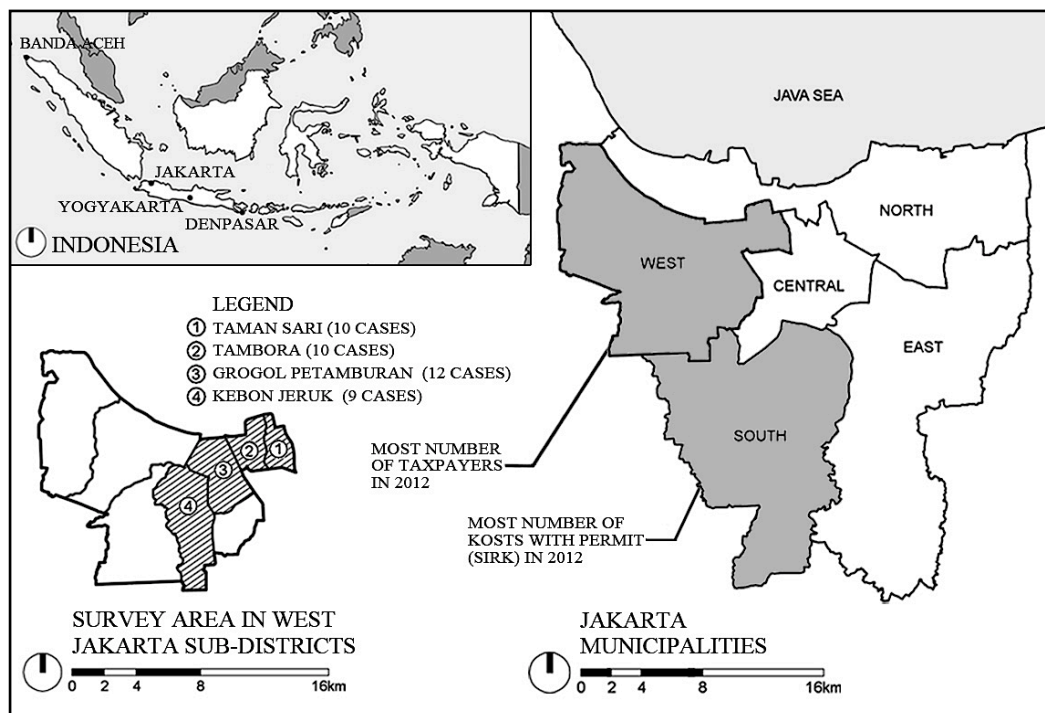


Fig. 5.1 Location of survey

2.) Furthermore, statistical figures of registered and non-registered kots in Jakarta Province by 2012, kost survey report, and the legal basis of kost were obtained from Jakarta Housing and Building Agency on March 2014. In addition, the target and future planning in regards to kost housing in Jakarta were examined during a personal interview to the officer in charge.

5.2. KOST AS A TEMPORARY ACCOMMODATION OPTION

5.2.1. Kost Private Rental Housing

A kost is a house used partly or fully as a source of income by its owner by accepting tenants for at least one month (Jakarta Housing Department, n.d.). The fee paid may cover other services depending on the arrangement. In a kost, bedrooms, instead of the whole house, are rented out to tenants. Each kost has its own rules depending on the owner's decisions, and it reflects a housing facility with design personalization. As kost conditions vary greatly, so does the provision and condition of the space in a house (Wulandari & Mori, 2014a).

As kost is generally owned and operated by private house owners, we may examine its characteristics by comparing it with rental house and private house. Rental houses are usually under contract basis, in which a head or a member of the family rents it for a specific period of time, e.g. one year or two years, under a contractual agreement between the house owner and the user. The payment is usually done in advance or by installment depending on the agreement. Moreover, private houses are privately owned, and a head or a member of the family already owns it (Table 5.1).

Table 5.1 Kost comparison to rental house and private house as private housing facilities

Criteria		Kost	Rental house	Private house
Nature of facility	Management	Commercial	Commercial	Non-commercial
	Owner	Private	Private	Private
	Object	Temporary resident	Temporary resident	Investor, permanent resident
Operation	Rate	Monthly	Yearly	n.a.
	Owner involvement	Outside rented rooms	No involvement	Whole house
Condition	Form	Rooms inside a building	A house/house units inside a building	A house/house units inside a building
	Main residents	Renter; renter and owner	Renter	Owner and acquaintances
	Resident's freedom	Limited by facility rules	Full (with condition)	Full

5.2.2. Kost as a Rental Housing Facility

Rental housing is defined as a housing facility with rental status in all or parts of its facility. The property is rented due to (1) ownership issues, (2) the need to live in non-permanent housing for a period of time or at a certain location (Kemp and Keoghan, 2001 as cited by Nurdini and Harun, 2012; and Ozaki in Bartlett, 2002 as cited by Nurdini and Harun, 2012), or (3) preference for renting rather than buying (Kenyon and Heath, 2001 as cited by Nurdini and Harun, 2012).

A kost is one type of rental housing facility in Indonesia besides rental house, dormitory, and rusunawa. Based on the Regulation of the Minister of State Housing No.

18/PERMEN/M/2007, a rusunawa, or a public rental flat, is a high-rise building with a lease status, built by the funds provided by the state or regional budgets, mainly functioning as a shelter, and with units used separately. As a rusunawa houses temporary residents, is paid for on a monthly basis and is generally open to anyone instead of only to people related to certain groups or organizations, it may be closely compared to a kost (Table 5.2).

Table 5.2 Kost compared to rusunawa and dormitory as rental housings

	Criteria	Kost	Rusunawa	Dormitory
Nature of facility	Management	Commercial	Non-commercial	Non-commercial
	Owner	Private	Government	Institution
	Object	Temporary resident	Temporary resident	Temporary resident (institutional)
Operation	Rate	Monthly	Monthly	Monthly
	Owner involvement	Outside rented rooms	No involvement	Outside rented rooms
Condition	Form	Rooms inside a building	House units inside a building	Rooms inside a building
	Main residents	Renter; renter and owner	Renter	Renter (institution-related)
	Resident's freedom	Limited by facility rules	Limited by facility rules	Limited by facility and institutional rules

5.2.3. Kost as a Commercial Facility

In general, similar to other rental facilities, a kost makes profit for its owner. However, in most kosts have one-month payment period and their tenants are bonded by no contract. The tenants live in a temporary basis, and may leave anytime they decide to move. This makes kost comparable to a hotel (Table 5.3), which is a business that provides daily accommodation and additional services, in the form of a building with a lot of rooms that is rented as a place to stay, with the aim of gaining profits (Ministry of Tourism and Creative Economy of Indonesia, 2013; Ministry of Culture and Tourism of Indonesia, 2010). Both kost and hotel provide a room as a temporary accommodation, and the manager or owner takes care of the area outside the room. Except the different way of payment, kosts and hotels seem to have strong similarities.

Table 5.3 Kost comparison to hotel as commercial facilities

	Criteria	Kost	Hotel
Nature of facility	Management	Commercial	Commercial
	Owner	Private	Private
	Object	Temporary resident	Temporary resident
Operation	Rate	Monthly	Daily
	Owner involvement	Outside rented rooms	Outside rented rooms
Condition	Form	Rooms inside a building	Rooms inside a building
	Main residents	Renter; renter and owner	Renter
	Resident's freedom	Limited by facility rules	Limited by facility rules

Table 5.4 Comparison Between Hotel, Rusunawa, and Kost

	Rusunawa	Kost	Hotel
Tenant	Anyone (who fit the criteria)	Anyone (who fit the criteria)	Anyone
Object	Temporary residents	Temporary residents	Travellers
Rate	Per month	Per month	Per day
Form	House units inside a building	Rooms inside a building	Rooms inside a building
Management	Non-commercial	Commercial	Commercial
Additional services	n.a.	Laundry, room cleaning, food	Laundry, room cleaning, food, entertainment, transportation

5.3. THE LEGAL BASIS OF KOST IN JAKARTA

5.3.1. Arrangement Guidelines

The regulation of kost began when the Decision of the Governor of Jakarta Province No. 2693 Year 1987 on the arrangement guidelines of kost was issued. This regulation specifies the general provisions, controls the operation of kost, and states that costs must be registered. Further, the Decision of the Governor of Jakarta Province No. 107 Year 1989 defines guidelines for the implementation and arrangements of kost in Jakarta. In general, these regulations manage the basic principles in kost establishment in order to make sure that the government is aware of the facility's existence. Further, to maintain the social and professional relationship within the costs itself and with its environment, it also clarifies the rights and responsibilities of owners and tenants.

5.3.2. Kost Permit (SIRK)

Jakarta Housing and Building Agency issued the Decision of the Head of Jakarta Housing and Buildings Agency No. 59 Year 2009 which specifies the forms and procedures for the issuance and renewal of kost permit (SIRK) in Jakarta. This regulation administers more control and requires kost owners to provide more detailed information on their costs. All kost, despite the number of rooms they provide, have to be registered and to have a kost permit (SIRK). SIRK will expire in 2 years, and kost owners are required to apply for a renewal of SIRK if they want to continue running their costs. Also, any house that is used or stopped from being used as a kost must be registered to the Housing and Building Agency.⁴

5.3.3. Tax Application to Kost

There are two taxes applied to costs in Jakarta, i.e. income tax which applies to costs nationwide, and hotel tax which applies only to costs in regions that have this tax included in their regional taxes. The differences between these taxes are shown in Table 5.5. Law subjects every taxpayer to the Income Tax. As this tax is a nationwide requirement and not managed in regional level, it will not be discussed in this paper.

Table 5.5 Taxes Applied to Kostos in Jakarta Province

	Hotel Tax	Income Tax
Legal basis	Regional Regulation of Jakarta No. 11/2010	Law of Republic of Indonesia No. 38/2008
Coverage	Regional; to kostos with more than 10 rooms	Nationwide; to all kostos
Subject	Kost tenant	Kost owner
Amount	10% of the income from occupied rooms	10% of the income from occupied rooms
Case example: 1. Kost with 5 rooms Price per room: IDR 500000	In the case of payment from one room: Tenant has to pay IDR 500000 to the owner. No tax should be paid to the regional government.	In the case of payment from one room: Owner receives IDR 450000 as his income. Owner has to pay IDR 50000 to the national government.
2. Kost with 12 rooms Price per room: IDR 500000	The tenant has to pay IDR 550000 to the owner. IDR 50000 from tenant's payment is paid by Owner to the regional government.	Owner receives IDR 450000 as his income. Owner has to pay IDR 50000 to the national government.

(Banuaji, A. (2014) Jakarta Tax Service Agency, personal comm., June 4)

On the other hand, the hotel tax is part of regional tax based on the Law of Republic of Indonesia No.28 Year 2009. This tax is applied to a kost because of kost's similarity to a hotel, which is a business that provides accommodation service. Self-assessment system is applied, in which the number of room is determined by the owner's report (Susilo, A. (2013) Jakarta Tax Service Agency, personal comm., Jan 18). The orientation on hotel tax has been ongoing at this moment, especially by officers at kelurahan level.

5.4. ASSESSMENT ON THE IMPLEMENTATION OF LEGAL BASIS OF KOST

5.4.1. Arrangement Guidelines

At present, Jakarta Housing and Building Agency is in the process of collecting facility information of kostos in Jakarta with the help of a management and engineering consultant in order to acquire necessary basis for further policy making. The data of kostos in Gambir sub-district of Central Jakarta in 2012 from this process was obtained (Fig. 5.2 to 5.5). There were total 579 kostos in Gambir sub-district, and the earliest kost started in 1984.

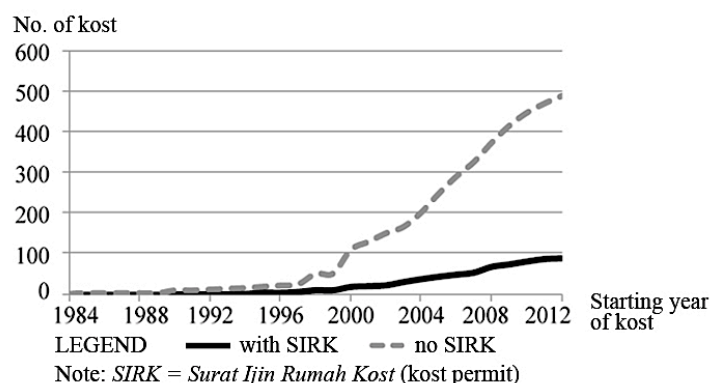


Fig. 5.2 Kostos With and Without Sirk in Gambir Sub-district by 2012

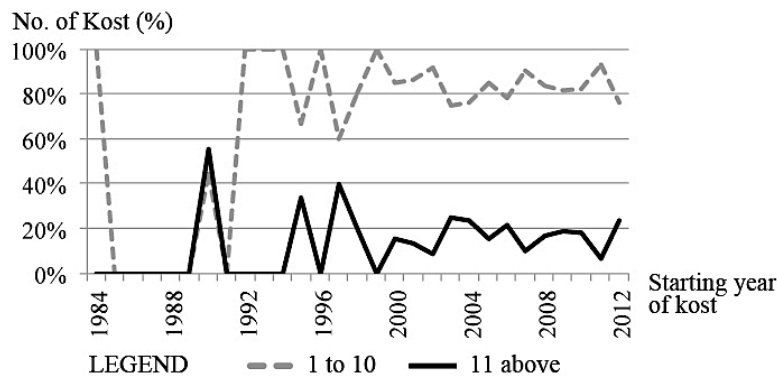


Fig. 5.3 No. of Rooms in Kosts of Gambir Sub-districts by 2012

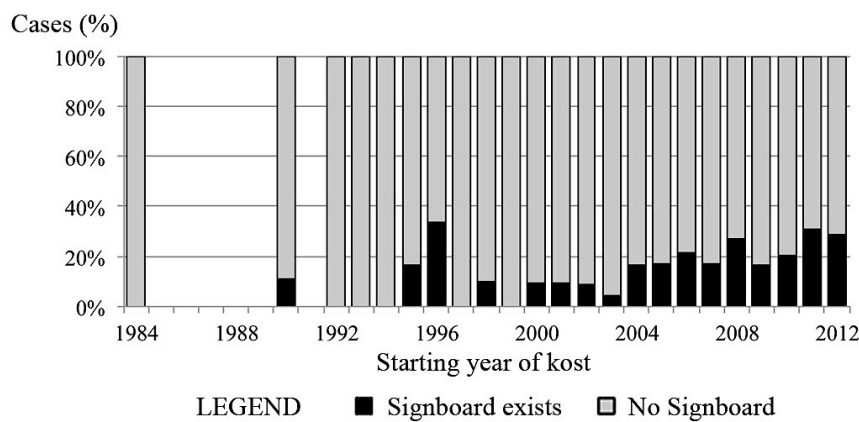


Fig. 5.4 Signboard Existence Compared to No. of Rooms in Gambir Kosts in 2012

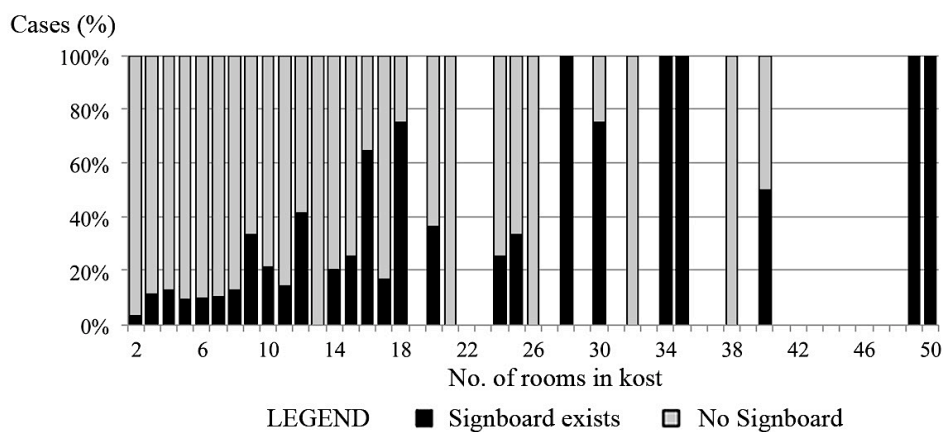


Fig. 5.5 Signboard Existence and the Starting Year of Gambir Kosts in 2012

A change of the kost's growth pattern was noticed from around 1997, which was the year when the Asian Crisis struck many Asian countries (IMF Staff, 1998), and the Indonesian economy was the worst affected at that time (Iriana and Sjöholm, 2002). Since then, the number of kosts have been gradually increasing, but kosts without permit

(SIRK) have been growing to a greater extent compared to kosts with SIRK (Fig. 5.2). It was also noticed that kosts with more than 10 rooms have become more common, and they have been developing each year since then (Fig. 5.3).

While the law requires the installation of signboard, most cases did not comply with it (83.19%). It may as well imply that kosts do not depend on facility signboard to notify the potential tenants about their facility. Kost signboard itself came in different look, and may provide more or less detail information depending on the kost (Table 5.6, Fig. 5.6). Kostos with more number of rooms tend to have signboards more than kost with less number of rooms. Mouth-to-mouth advertisement may be enough to find tenants for smaller kosts, thus they got occupied faster and signboard is not needed (Fig. 5.4). In addition, over the years, more kosts put signboard, which may indicate that kost business has been getting more common and highly sought after (Fig. 5.5).



Fig. 5.6 Different kinds of signboard provisions in kost

Also, kost owners have the responsibility to register as well as to report and periodically update the residency condition of their kosts to the Citizenship Agency, while kost tenants are required to report to the kelurahan office within 14 days of residency in the new place, as in the rules on changing residence. However, this has not been fully done in practice. The self-assessment system used for this process seems to be lacking of people's awareness, and thus it is not functioning well.

Table 5.6 Examples of Cases of Signboards with Different Kinds of Information

Case examples	Info Type	Info criteria ○ = exist, × = does not exist		Info Explanation	Pictures
Case 1	Kost	Room vacancy	○	Kost tenants accepted	
		Facility	×	Not stated	
		Price; price condition	×	Not stated	
	Owner	Contact number	×	Not stated	
	Tenant	Tenant's gender	×	Not stated	
		Tenant's job	×	Not stated	
Case 2	Kost	Room vacancy	○	Kost tenants accepted	
		Facility	×	Not stated	
		Price; price condition	×	Not stated	
	Owner	Contact number	×	Not stated	
	Tenant	Tenant's gender	○	Mix gender	
		Tenant's job	×	Not stated	
Case 3	Kost	Room vacancy	○	Kost tenants accepted	
		Facility	×	Not stated	
		Price; price condition	×	Not stated	
	Owner	Contact number	○	Contact number stated	
	Tenant	Tenant's gender	○	Women only	
		Tenant's job	×	Not stated	
Case 4	Kost	Room vacancy	○	Kost tenants accepted	
		Facility	×	Not stated	
		Price; price condition	×	Not stated	
	Owner	Contact number	○	Contact number stated	
	Tenant	Tenant's gender	○	Women only	
		Tenant's job	○	Student or employee	
Case 5	Kost	Room vacancy	○	Kost tenants accepted	
		Facility	○	AC/non-AC rooms	
		Price; price condition	○	Price negotiable	
	Owner	Contact number	×	Not stated	
	Tenant	Tenant's gender	○	Women only	
		Tenant's job	○	Employee	
Case 6	Kost	Room vacancy	○	Kost tenants accepted	
		Facility	○	AC/non-AC rooms, attached bath	
		Price; price condition	×	Not stated	
	Owner	Contact number	○	Contact number stated	
	Tenant	Tenant's gender	○	Women only	
		Tenant's job	×	Not stated	
		Tenant's characteristic	×	Not stated	

5.4.2. Kost Permit (SIRK)

In the practice, there are a lot of kosts that have no SIRK but have been accepting tenants for years. According to the data from Jakarta Housing and Building Agency, only two municipalities in Jakarta, i.e. Central Jakarta and South Jakarta, have the percentage of kosts with SIRK higher than the kosts with no SIRK in 2012. In addition, there might be more kosts whose existence is still unknown to the government. The Decision of the Head of Jakarta Housing and Buildings Agency No. 59 Year 2009 did not seem to manage to contribute a significant change, as from 137 kosts that started from 2009 in Gambir sub-district, only 21 of them (15%) are licensed. The government has been planning to issue a specific regulation in regards to the kost. In addition, the current sanctions for violations are not considered fit enough to warn the people involved. Currently both specific regulation and sanctions are still under discussion (Aulia, F. (2014) Jakarta Housing and Building Agency, personal comm., Mar 17).

In order to apply for the issuance of SIRK, a number of documents are required, which include building permit (IMB), and copies of identity card and family certificate. However, based on the data of 2012 from the kosts in Gambir sub-district (Fig. 5.7), in the case of kosts with SIRK (16%), a number of them have no IMB, and a relatively significant number of cases' data were not completed with information about the owner, while in fact both documents are required to get SIRK. In this case, the conduct of the application process of SIRK is questionable. A certain level of tolerance might have been applied aiming to persuade owners to report their facilities and proceed with SIRK at first.

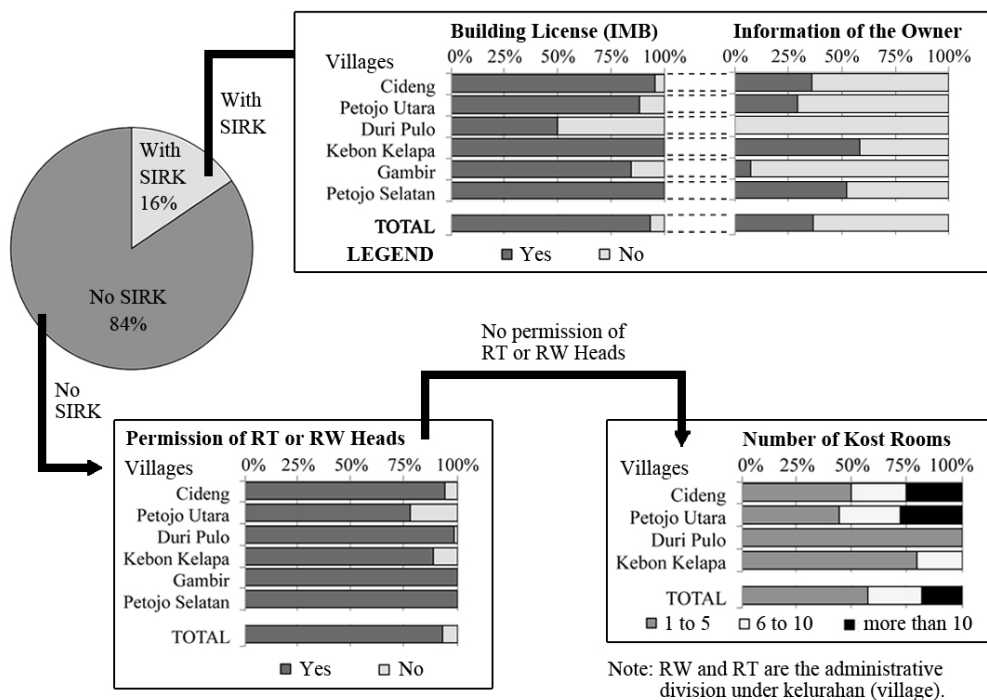


Fig. 5.7 Ksts With and Without SIRK in the Villages of Gambir sub-district in 2012

In addition, in the case of kosts with no Sirk (84%), most of them have permission from the neighborhood (RT or RW) heads (Fig. 5.7). It seems that there is a tendency in which the permission of the neighborhood heads is seen as sufficient to notify the neighborhood on the kost existence, to maintain good neighborhood relationship, and to run the kost. As many overlooked the requirement of Sirk, the law enforcement and current sanctions for violations seem not enough to warn the kost owners. It might be due to the lack of staffs in kelurahan level to closely evaluate the self-assessment system used (Yuliastuti, T.H. (2014) Karet Kuningan Kelurahan Office, personal comm., April 15).

In the case of the kosts with no permission from the neighborhood heads as well as Sirk, most of the kosts have up to five rooms (57.58%), while a small percentage have more than 10 rooms (18.18%). It may imply that a number of kost owners may consider a certain number of additional persons in the house before asking for permission. The existence of a small number of tenants in the house may seem not to be an issue to the neighborhood, thus permission is not seen as necessary (Fig. 5.7).

5.4.3. Regional Tax Application to Kost

Currently it is expected that there are still a lot of kosts that are unknown to government, and do not pay tax. Based on the data from the Jakarta Housing and Building Agency, until 2012, South Jakarta which had the most number of kosts with Sirk (368 kosts) has a 67 kosts with rooms less than 10 (18.21%) and 295 kosts with a number of rooms of more than 10 (80.16%). This should have made the 295 kosts to be the expected number of kost taxpayers from South Jakarta in 2012. However, based on data from the Jakarta Tax Service Agency, there are only 172 boarding houses (58.31%) of South Jakarta which paid taxes in 2012 (Fig. 5.8). This reflected that more than 40% of the kosts that were supposed to be taxpayers did not fulfill their obligations.

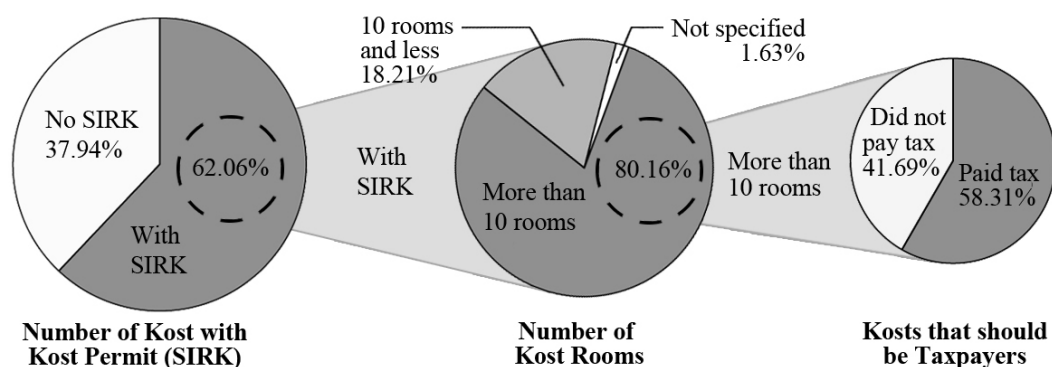


Fig. 5.8 Number of Kosts in South Jakarta in 2012

The transaction between tenants and owner or the person authorized to manage the kost were relatively simple in a lot of kosts, and face-to-face system was mostly used, so that there is no formal financial record in most cases, while receipt of transaction also

does not exist. Therefore, registration and tax issues might seem to be complicated to kost owners and tenants. Also, a number of owners with relatively cheap rental fee expressed concerns and questioned the fairness of applying hotel tax to kost that has more than 10 rooms with cheap rental fee for each room, but not to kosts with 10 rooms or less with expensive rental fee for each room. It seems awareness of kost owners is not high at this moment, while in fact it is important because of the self-assessment system applied.

5.5. THE IMPACT OF UNSPECIFIED DESIGN STANDARD FOR KOST

Housing design standards could play an important role in supporting communities and help developers generate greater value from their products. In fact, housing standards should provide technical advice to residents' planning decision (CABE, 2010). However, currently the design standards for residential buildings including kost still do not exist. Kost's design and operation are based on the owners' preferences, and the planning and design standards for kost follow the standards for private houses, as a kost has a status of private house in the building permit (IMB) application. In this case, the owners were given the freedom to determine their house design. Besides the General Guidelines for Basic Healthy Homes by Decree of the Minister of Settlement and Regional Infrastructure No. 403/KPTS/M/2002 (Indonesia Ministry of Settlement and Area Infrastructure, 2002), the other applied regulations to kost control the occupancy more than the design and planning. Currently the planning standards for kosts are being proposed to the Building Control Department, while design dimensions standards for kost or other residential buildings still do not exist (Aulia, F. (2014) Jakarta Housing and Building Agency, personal comm., Mar 17).

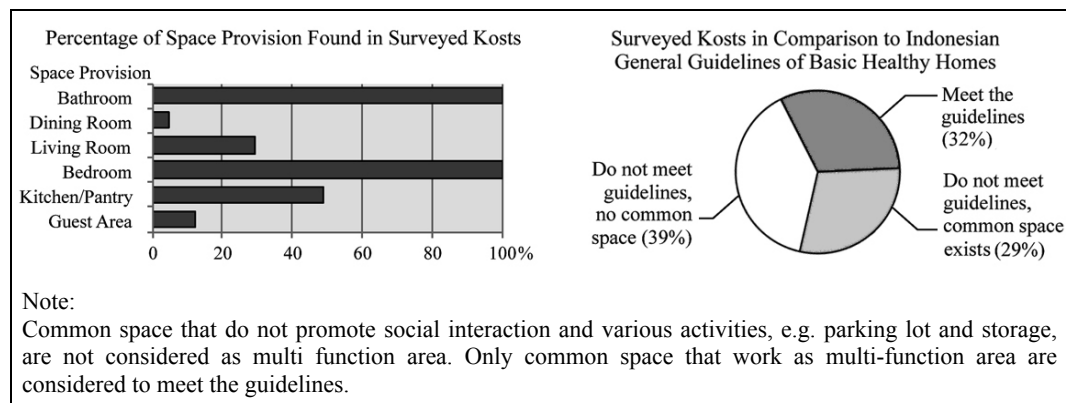


Fig. 5.9 Space Provision Found in Surveyed Kosts in Comparison to Indonesian General Guidelines of Basic Healthy Homes (Wulandari and Mori, 2014)

Referring to the Indonesian General Guidelines for Basic Healthy Homes (Indonesia Ministry of Settlement and Regional Infrastructure, 2002), a house needs at least one

bedroom, one bathroom, and one multi function area that can promote social interactions and accommodate various activities. However, in the practice, not all house have them. A number of common space do not promote social interaction and various activities, e.g. parking lot and storage, thus those spaces were not considered as multi function area. It was observed that more than 50% of kosts do not meet the guidelines (Fig. 5.9).

Based on the field survey done on January 2013, it was observed that the unspecified design standards to private housing facilities have created a great impact to kosts. Many kosts were found in low quality condition while, in fact, comfortable living environment is important for residents' personal wellbeing as well as public health and environment condition. Examples of case are shown in Fig. 5.11.

It was found that a lot of kosts are lacking of space. The example case 1 and 2 have no multi function area and limited space for laundry. In the case of case 1 which has 45 bedrooms and accepts 1 to 2 tenants in each room, there are only 4 bathrooms in the whole building, i.e. 2 bathrooms at the 1st floor and 2 bathrooms at the 6th floor.

The spaces outside tenants' rooms may be defined as public space instead of private space as they are not exclusively used by particular family or individuals, thus dimension standards should apply to them. However, currently standards for kost still do not exist, and a lot of kosts were found having uncomfortable dimensions for living, e.g extremely narrow corridor width and inconvenient dimension of stairs, compared to the requirement of the Building Standard Act of Japan Year 1950 No. 338. These conditions affect not only the comfort of users but also the health condition inside the building as well as the provision of safe escape route in the case of an emergency.



Unregulated parking:
Cars parking on the road side.



Unregulated parking:
Motorbikes and bikes parking on the alley side.



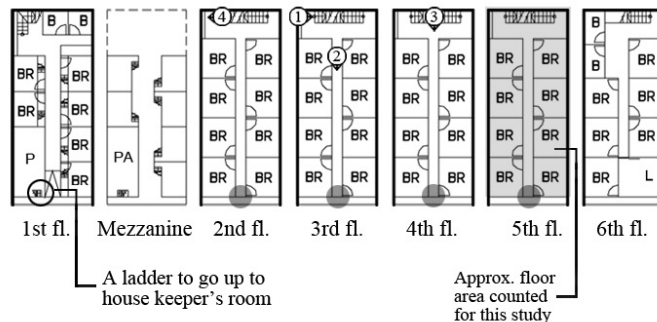
Complaint of house owner:
Signboard asking people not to park in front of the gate.

Fig. 5.10 Examples of unregulated parking and complaint of house owner

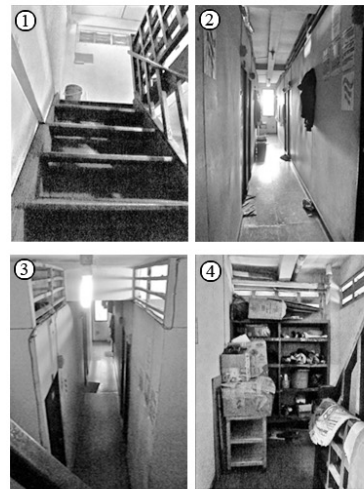
In regards to the parking space provision, based on the Decision of the Indonesian Director-General of Land Transportation No. 272/HK.105/DRJD/96, the minimum requirement of parking space for lodging facilities shall be 20% to 100% of the total number of rooms. However, a lot of kosts are lacking of parking area, which causes many

CASE EXAMPLES

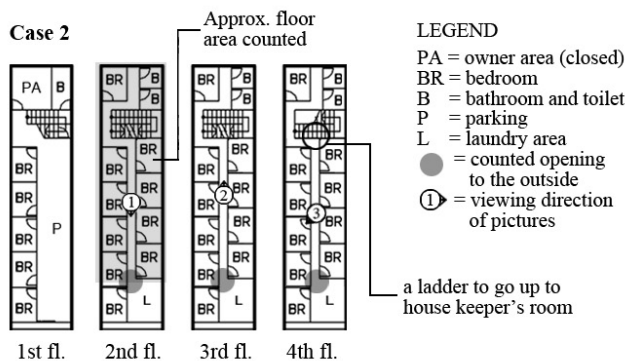
Case 1



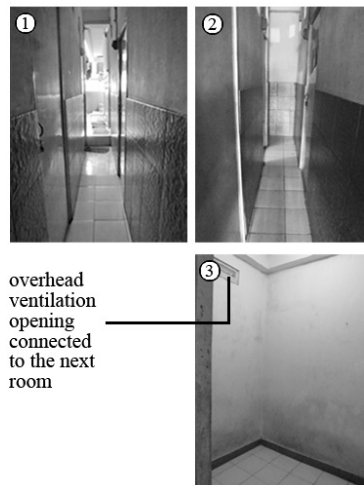
No. of rooms : 45
 No. of bathrooms : 4
 No. of floors : 6
 Tenants per room : 1 - 2 persons



Case 2



No. of rooms : 35
 No. of bathrooms : 7
 No. of floors : 4
 No. of tenants per room : 1 person



EXPLANATIONS

1. Lack of Space

Case 1

No multifunction area exists.
 Bathrooms are available at 1st and 6th floors only.
 Limited space for laundry activities (only at 6th floor).

Case 2

No multifunction area exists.

2. Uncomfortable Dimensions

Case 1

Circulation type: double-loaded corridor
 Corridor width: 50 - 60cm
 Kost room size approx: 2m x 2.5m
 High and uncomfortable staircase steps (30cm)

Case 2

Circulation type: double-loaded corridor
 Corridor width: 45 - 50cm
 Kost room size approx: 1.5m x 2m

3. Lack of Parking Area

Case 1

Parking space fits for 2 - 3 motorbikes

Case 2

Parking space fits for 5 motorbikes

4. Undersized Opening for Natural Ventilation and Lighting

Case 1

Opening size approximately: 0.6sqm/floor
 Area per floor approximately: 47.7sqm
 Opening area: 1.26%
 This facility fully depends on artificial lighting.

Case 2

Opening size approx. 1.13sqm/floor
 Area per floor (until opening line) approximately: 42.35sqm
 Opening area: 2.67%
 Ventilation opening that connects rooms may not be efficient and workable.
 This facility fully depends on artificial lighting.

5. Building Height Issues

Case 1

This facility is a single house with 6 floors
 There is no lift provided; one staircase available.
 There is no fire safety precaution system.

Case 2

A single house with 4 floors
 There is no lift provided.
 There is no fire safety precaution system.

Fig. 5.11 Example of Cases Affected by the Unspecified Design Standards

tenants to park their vehicles at undesignated area, e.g. the roadside and public park. These actions caused crowding to the environment, which also led to traffic congestion.

On the other hand, the lack of opening to the outside affected the provision of natural ventilation and lighting, and a lot of kosts fully depend on artificial lighting and ventilation. While the General Guidelines for Basic Healthy Homes mentioned that the minimum opening for natural lighting and fresh air should be 10% and 5% of the room area respectively, in reality there are a lot of cases having opening of less than 5% of the area, and rooms with almost non-existent ventilation opening.

Although three-floor private houses can be built after the Jakarta Governor Decision No. 72/2013 was issued on July 2013, previously private houses in Jakarta could be only up to 2 floors. In addition, according to Jakarta Regional Regulation No. 7/1991, a lift as well as various requirements and fire safety measures shall be provided in buildings with more than 4 floors. However, a lot of cases with more than 2 floors existed, and cases with more than 4 floors do not comply with the requirements.

5.6. KOST AS A PRIVATE FACILITY WITH PUBLIC ISSUES

As a single private house used to lodge a large number of tenants, kosts seem to present characteristics that overpass the private bounds and affect the public domain. The study of this unique characteristic as well as how this aspect is reflected in the legal basis and arrangement of kosts are significant for the improvement of tenants' living condition and the neighborhoods where kosts are predominant.

In general, a single private house belongs to and affects private individuals or a group of people considered as one family. However, a kost lodges various individuals who were total strangers to each other before moving into the kost. A lot of kosts were noticed to have relatively high residential density in one house compared to single houses. Although both have the form of a house, kosts seem to be too complex compared to single private houses. Instead, they have similarity with rental apartments or *rusunawa*, in which all spaces outside the rental units are considered public space, as they are not exclusively used and following the preference of particular family or individuals. In this case, the space outside kost tenants' rooms may be defined as public instead of private space, thus it may not seem appropriate to grant great freedom in the design and planning of kosts as in the case of private houses.

On the other hand, the existence of a large number of tenants, which may lead to overcrowding, also involve the neighborhood and environment surrounding the kosts. As the settlement density greatly affects the residential environment, higher settlement densities may accumulate pollutants within the urban environment (Tasmania State of the Environment (n.d.)). In this case, various issues, e.g. increased amount of waste, noise and air pollution, traffic congestion, and possibly crime rate, may rise. Therefore, more crowded neighborhood may need more rigorous control and monitoring.

The control of residential density is important to manage the concentration of population in specific area. Further, unhealthy housing affects not only its residents but also those living around the house. Standards for space, design dimensions, and requirements are important to ensure personal wellbeing as well as healthy lifestyle and living space in the house and its surroundings. Overcrowding, which can result in reclusive behavior, may be controlled and reduced as well by these standards. Furthermore, living in a well designed housing facility may promote residents' sense of belonging and tenants' will to use and maintain the living space as a whole instead of their own rooms only.

5.7. SUMMARY

This study reached the following conclusions:

- 1.) The number of kosts has been gradually increasing, and facilities without permit (SIRK) have been growing to a greater extent compared to those with SIRK. Kosts with more than 10 rooms have been increasingly developing each year, affecting various private and public aspects. In this case, there should be a limitation on the number of tenants living in a house to keep the status of the facility as a private house, or else kosts with a large number of tenants become similar to hotels, which are ran in a commercial basis and rent out rooms instead of the whole house to their customers.
- 2.) Owners and tenants seem to consider social norms workable in many aspects in the society, especially in cases that appear to be relatively insignificant to them. In this case, keeping the existence of kosts and tenants unofficial does not seem to be an issue to a large number of owners and tenants. Similarly, the tax and kost registration issues might seem to be complicated, especially since at this moment a kost is considered private.
- 3.) A number of kosts have no building permit (IMB), while in fact, strict enforcement of IMB is significant, since it should be the basic requirement for all building constructions. Moreover, a new classification for a kost that differentiates it from a private house in the IMB application may be necessary. It may become a suitable solution to separate the requirements, as well as the design and planning freedom of a private house and those of a kost. In addition, kost IMB will help to identify kost facilities, and improve the enforcement of SIRK.
- 4.) The object of the application of hotel tax to kosts should be considered to promote willingness and awareness of taxpayers to fulfill their obligation. In this case, there are two variables to be considered for the policy, i.e. the room price and the number of rooms. Instead of referring only to one variable, limitation to both variables may be considered, e.g. hotel tax shall apply to kosts with more than 10 rooms, or to kosts having certain amount of income based on the assumption of full occupation. Further investigation is needed to decide these limitations.

5.) Currently the planning and design standards for kosts follow the standards for private house, while in fact kosts seem to present characteristics that extend over the private attributes and affect the public domain. As the space outside tenants' rooms may be defined as public instead of private space, it may not seem appropriate to grant the similar design and planning freedom to kosts as in the case of private houses. Furthermore, specific design standards and regulations should be formed and strictly applied to guarantee that a kost has no potential to cause harm or disrupt its tenants as well as its neighborhood.

6.) Several regulations managing various aspects related to the design and planning that can be applied to housing exist. However, the standards and guidance are mentioned in different regulations, which make it relatively difficult for the public to understand and follow. It may be necessary to publish a specific design standard for each building types, including housing, that incorporate all standards, requirements, and guidance for easy reference.

7.) The enforcement of the legal basis for kost is significant to ensure that kosts contribute positively to the improvement of the quality of life of people who live in and around the facilities. Furthermore, it is also crucial to enhance residents' awareness on the weight of kost regulation. Allocating additional staffs, especially on site, may support the enforcement effort.

REFERENCES

- CABE. (2010). *Improving the design of new housing: what role for standards?* [Online]. Retrieved Aug 17, 2015, from webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/improving-the-design-of-new-housing.pdf
- Hidayah, R., & Shigemura, T. (2005). Domestic space arrangement of the private rental housing: A case of urban village housings of Yogyakarta, Indonesia. *Journal of Asian Architecture and Building Engineering*, 4 (1), 137-142.
- Hudalah, D., & Firman, T. (2010, December 20). *Urban development: What to do and what can we expect?* Retrieved May 9, 2015, from The Jakarta Post: www.jakartapost.com
- IMF Staff (1998) The asian crisis: causes and cures. *Finance and Development*, 35 (2), 18-21.
- Indonesia Ministry of Culture and Tourism (2010) *Minister Regulation No. PM86/HK.501/MKP/2010 on the registration procedures for business that provides accommodation* (in Indonesian) [Online] Available from: ditjenpp.kemenkumham.go.id/arsip/bn/2010/bn738-2010.pdf [Accessed Jun 6, 2014].
- Indonesia Ministry of Settlement and Area Infrastructure. (2002). *Decision of Ministry of Settlement and Area Infrastructure No. 403/KPTS/M/2002 on the Technical Guidelines for the Development of the Basic Healthy Homes*. Indonesia Ministry of Settlement and Area Infrastructure. Indonesia Ministry of Settlement and Area Infrastructure.
- Indonesia Ministry of Tourism and Creative Economy (2013) *Minister Regulation No. PM.53/HM.001/M PEK/2013 on the business standard of hotel* (in Indonesian) [Online] Available from: www.parekraf.go.id/userfiles/PERMEN%20ttg%20STANDAR%20USAHA%20HOTEL.pdf [Accessed Jun 6, 2014].
- Iriana R. and Sjöholm F. (2002) Indonesia's economic crisis: contagion and fundamentals. *The Developing Economies*, XL-2: 135-151.
- Jakarta Housing Department. (n.d.). *Kost housing (in Indonesian)* [Online]. Retrieved Apr 3, 2013, from <http://rumah-gedungjakarta.org/dpgp/program-dpgp/perumahan/pelayanan-penghunian/rumah-kost.html>
- Nurdini, A., & Harun, I. B. (2011). Incorporating user for rental housing design, case study: City of Bandung, Indonesia. *International Journal of Civil and Environmental Engineering IJCEE-IJENS*, 11 (2), 46-50.
- Nurdini, A., & Harun, I. B. (2012). Spatial bounded-choice behavior within the consumer of rental housing in Bandung, Indonesia. *Journal of Asian Behavioral Studies*, 2 (4), 57-66.
- Tasmania State of the Environment (n.d.) Residential Density [Online] Available from: <http://soer.justice.tas.gov.au/2003/indicator/189/index.php> [Accessed June 9, 2014].
- Wulandari, D. W., & Mori, S. (2014a). Characteristics of the Spatial Structure of KOSTs Private Rental Housing: a Case Study of the Urban Settlement of Jakarta, Indonesia. *Journal of Asian Architecture and Building Engineering*, 13 (2), 309-316.

CHAPTER 6.

CHARACTERISTICS OF THE SPATIAL STRUCTURE OF KOST PRIVATE RENTAL HOUSING

6.1. INTRODUCTION

6.1.1. Background

The residential neighborhood is one of the main factors that directly influence the social environmental aspects in community development (Roseland, 1998 as cited by Said and Yuliasuti, 2013). The problems on housing environment may affect the residential neighborhood on a smaller scale, and eventually the city environment on a larger scale. In addition, residents must be satisfied with their surroundings before they can develop cohesiveness in the community (Zaff and Devlin, 1998).

Proper adequate housing is still a big issue in the world today, especially in developing countries including Indonesia. The 2010 National Socio- economic Survey mentioned that Indonesia was one of the countries with the highest relative minimum wage in the world with the percentage reaching around 65% of the average wage of salaried workers (OECD, 2010). On the other hand, the dense population of Jakarta, partly due to urbanization, leads to high housing prices. These factors lead to the condition in which middle-to-low income earners have difficulty in buying houses (Baker, 2012). However, the urban settlement development in Jakarta which occurs spontaneously (Hudalah and Firman, 2010) is continuously growing and adapting to social conditions and demands, providing affordable living spaces for a wide range of residents. Kostos are one of these spontaneous housing options developed by residents.

House owners developed kostos mostly due to changes in stages in life, the need for additional income, and the demand of cheaper housing options especially for people from outside Jakarta or people who stay far from their place of activities. Kost started to develop into one of business options when homeowners tried to get additional income due to the high living expenses in Jakarta by lending some extra space in the house for people to stay. Since then, more people have been forming kost facilities that can accommodate a lot of people in one house.

One interesting point is that the condition and arrangement of each kost highly varies from one to another, serving tenants' various preferences, economic capability, or cultural issues. It reflects housing facility with personalization in the design. Furthermore, despite the varied living space quality condition and the way kostos are run, each kost has its customers, showing that there is relation of the basic need of housing and people's choices and culture in the business of this facility.

In kost, tenants are lodged together with other tenants in one or more rooms of a house. In some cases owners share the space with tenants, while in other cases they are completely separated. Each kost has its own regulation depending on its owner's preference. Kost payment is usually made per month and it may include the cost of water facilities, electricity, and even laundry facilities depending on the agreement.

As a cheaper rental alternative with flexible contract periods, the demands for *kosts* are notably high especially in big cities, making *kosts* not only an attractive housing option but also a potential investment. Governor Decision No. 2693 Year 1987 provides guidelines for *kost* regulation in DKI Jakarta province, which mentions that *kost* facility shall have a permit. However, most *kosts* are not registered although they are profit-oriented and highly sought after. The current regulations applied to *kost* design and operation might not be regulated to the utmost extent, resulting in many *kosts* being unnoticed by the government or having low quality living conditions.

During a personal interview about tax regulations in relation to *kost* business in Jakarta on January 18, 2013, Mr. Arief Susilo as Head of the Local Tax Regulation and Socialization Department of Jakarta Tax Services Agency explained that the discussion about *kosts* and their regulation arose when the question of whether *kosts* are subject to taxes was raised. This is because tax objects are not taxed only by their revenue potential but also as to whether they are appropriate to be taxed. *Kost* facilities are also taxed to control the nature of the facilities, since they might be housing crime nests, e.g. drugs and terrorism, in disguise. At the moment, *kosts* in Jakarta are subject to hotel and restaurant tax under the Law of Republic of Indonesia No.28 Year 2009 and Regional Regulation of Jakarta Province No.11 Year 2010.

This chapter aims to understand the various patterns of spatial arrangement in *kosts*, private rental housing developed with various conditions and setups, and to address the impacts on the residents' living space focusing on *kost* space planned by owners. Furthermore, it observes the appropriateness of considering a *kost* as a healthy home.

6.1.2. Method

This study applied the following research methods:

(1) Data collection and statistical studies were used to develop a clear picture of *kosts* in Jakarta and applied as a basis for the investigation of *kosts*. Based on the discussion and statistical data acquired from the Jakarta Tax Service Agency, West Jakarta as the municipality with the most number of *kosts* was selected to be the area for further investigations as the municipality with the most number of *kosts*. Furthermore, on-site investigations were conducted in the top four sub-districts of West Jakarta which have the most number of *kosts*.

(2) In order to acquire an overview of the living environment in *kosts*, on-site investigations, which included site observation, personal interviews, and layout mapping, were conducted in January 2013 for *kosts* found in Grogol Petamburan, Taman Sari, Kebon Jeruk, and Tambora sub-districts of the West Jakarta municipality. Forty-one cases were observed, and they were analyzed to describe the characteristics of the space structure of *kost*, and the ways *kost* owners defined the space for tenants (Fig. 6.1).

3) Focusing on space planning by owners, this paper discusses various patterns of spatial arrangement in *kosts* and the impact on the living space of residents, the data collected were analyzed by classification and quantitative descriptive analysis methods.

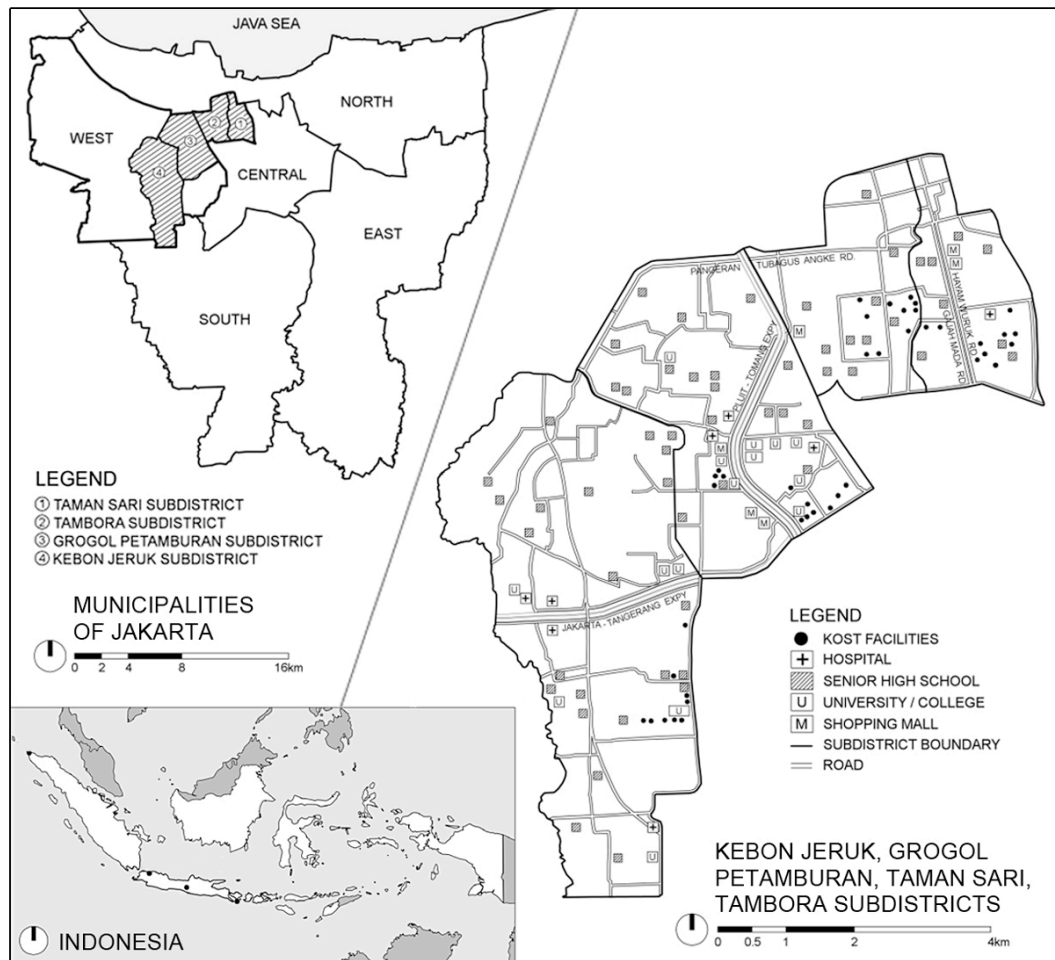


Fig. 6.1 Location Plan of Survey Area

6.2. KOST IN JAKARTA

6.2.1. Overview

Viewing the development of costs in Indonesia since the Dutch occupation until the present, a reduction in the sense of family has been seen, and the social interaction between owners and tenants began to develop into an economic interaction. The owner-tenant relationship becomes purely business and tends to be in the owner's interest and profit (Jakarta Housing Department, n.d.). KOSTs developed into a business when homeowners began trying to earn additional income by renting out the extra space in their homes for people to stay, due to the increasing living expenses in Jakarta. Since then, more owners have been creating KOSTs that can lodge many tenants in one house. Changes in the owners' stage of life and the demand for cheaper housing options, especially for people from outside Jakarta or those who reside far from their place of employment or education, are also contributing factors to the development of KOSTs.

The Jakarta Governor Decision No. 2693 Year 1987 provides guidelines for KOSTs and mentions that KOSTs require a permit. Also, Jakarta Regional Regulation No. 11 Year 2010

(Indonesia Regional Government of DKI Jakarta Province, 2010) on Hotel Tax defines tax objects which include kosts that have 10 or more rooms. However, despite the fact that some regulations are applied, many owners do not register their kosts. Some think that by registering, they will have to deal with tax issues, and having taxes applied will affect their business.

6.2.2. Location

As kosts tend to cater for workers and students who need a temporary accommodation, are usually established in central locations, or close to the center of activities, e.g. business districts, universities, or industrial estates. However with the convenience of a range of transportation methods, kosts may also develop in locations adjacent to highways, main roads, roads served by public transportation, or even small alleys that are connected by footpaths to bigger roads. The location of kost may become one of the main consideration during the selection process of kost seekers, thus kost location may highly influence the rental fee in many cases.

6.2.3. Constraints of Surveying

Facility accessibility and locating process were the main constraint during the survey. Firstly, since the facilities are privately owned, access to facility depended on owners' decision. Owners also showed the tendency of being wary about strangers entering their facilities with intention of copying the layout of their kosts and affecting their business. In this case, researcher entered the facility most of the time as a potential tenant looking for room to rent.

On the other hand, many facilities are intended for certain gender only instead of mix gender, resulting in the difficulty for researcher to enter facilities intended for male tenants. As a result, all the facilities investigated are intended for either female only or mix gender.

Thirdly, most of kosts are not registered, resulting in the condition that many facilities not putting signs outside for people to know that there are rooms for rent. In this case, researcher found the facilities by directly going to the aimed residential area, asking for kost facilities from one house to the other houses, and asking for reference from people found around that area.

6.2.4. Typical Look

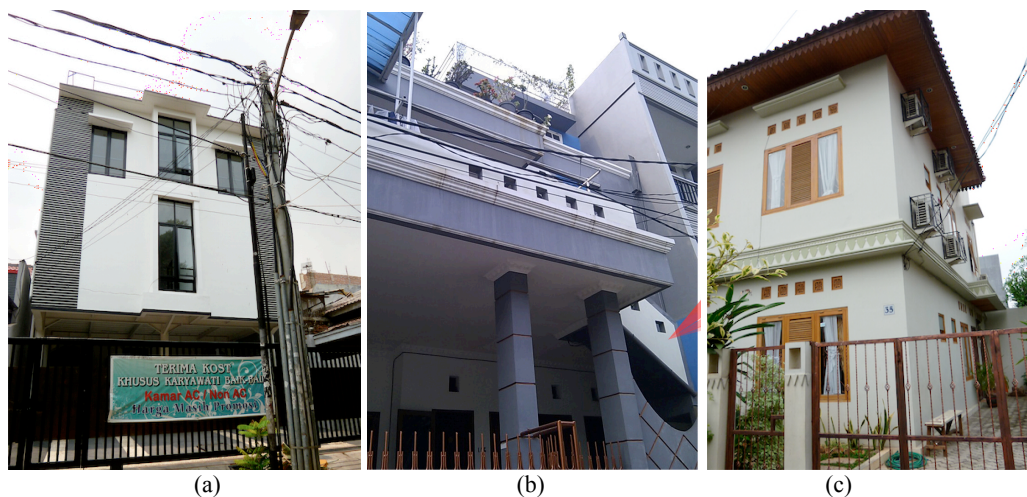
Kosts may come in various conditions; from permanent to non-permanent structures, with walls made of clay bricks to those of wooden boards, well-insulated buildings with many rooms, the type with only a few rooms attached to the main house, or the type with clustered rooms creating spaces in a building separated from the main house.

Many kosts have the look of common private houses. Some owners put signboards outside, stating the availability of a kost and the owner's preference concerning their ideal tenant(s). However, when no signboard existed, it was difficult to decide whether the facility was in fact a kost. In this case, the existence of multiple air-conditioning

outdoor units gives a hint that there are a lot of bedrooms inside, thus giving an indication that the house might be a kost. In addition, the existence of numerous vehicles in the parking lot or an unusual amount of laundry hanging outside may also reflect a large number of people living inside.

On the other hand, some visited cases have the façade that reflects modularity inside. Modular or identical rooms, which are arranged space-efficiently on more than one floor as determined just by looking at the outside façade can be observed. The façade may have similar characteristics to a dormitory or hotel which usually contains repetitive patterns, although in some kosts, the patterns look homier, creating the feel of a common house.

Another indication of a kost is the existence of a special building structure, such as an outdoor staircase that goes directly to the second or third floor, built to provide access for tenants and to separate the tenants' entrance from the owner's entrance. Some owners have also added another building within the same plot of land. These additions may clearly look "different" from the main house. Low security access may also indicate that the access is not used by owners (Fig 6.2).



(a) Sample of kost with modular layout plan
(b) Sample of kost with the special building structure
(c) Sample of kost with signs of crowd

Fig. 6.2 Typical looks of kost

6.3. KOST SPACE DIVISION

6.3.1. Owner and Tenant

In regards to kosts, although various parties with different roles are involved, the two main subjects are the kost owner (O) and the tenant (T). The term "owner" in this paper refers to the owner of the house and whoever stays with them without paying rent, which may include the owner's family, distant relatives, and friends in some cases. The term "tenant" refers to people who stay on a rental basis. Both single and married tenants exist,

and they are usually employees or students. A short summary of the abbreviations used in this paper is shown in Fig. 6.3.

In most cases with no owner living inside, housekeepers hold the sole responsibility of running and managing the kosts. Their work generally involves the cleaning of public areas, maintaining the general security in kost, and providing laundry service. During the survey, the researcher was accepted and provided with information by the housekeeper most of the time. Stay-in housekeepers seem to be the most common in kost, although stay-out housekeepers exist as well, especially in kosts that do not have resting space specially allocated for kost staffs.

In addition, some owners employ security guards, or male staff who acts as housekeeper as well as security guard, to improve the security of their kosts. In this study, housekeepers and security guards are classified as the “owner”. However, they are not counted as “owner” in the owner-tenant shared space calculation as the interruptions to their privacy are not considered as affecting the privacy of owners.

O = Owner	RT/ORT = Renter-tenant/owner-renter-tenant
T = Tenant	Type A = Owners share living space with tenants.
R = Renter	Type B = Owners stay in separate living space.
PA = Private area	Type C = No owner stays in kost.
TA = Tenant area	x = No renter exists in kost.
RA = Renter area	y1 = Renter exists but no RT/ORT SA.
SA = Shared area	y2 = Renter and RT/ORT SA exist.
OT = Owner-tenant	

Fig. 6.3 Abbreviation summary

6.3.2. Owner Space, Tenant Space and Living Space Separation

The surveyed kosts show two main conditions, i.e. kosts with owners living side-by-side with tenants or involving directly in daily management, and kosts with owners living in completely separate houses (type C). In cases where the owners and the tenants are living side-by-side, type A owners shared their living space with tenants, while type B owners had separate living spaces (Table 6.1 and 6.2). Some kosts have one shared entrance, while others have two or more entrances, in which at least one of them is an entrance exclusively for the owner (Table 6.2).

6.3.3. Renter Existence

It was observed that a number of owners of type B (42.11%) and type C (21.05%) kosts did not rent out their space to tenants exclusively but also to other parties with different arrangements in place or for other than residential purposes. To separate this group from kost tenants, they are described as “renter” (R) in this paper. Renters could be business owners or rental house tenants. The shared space between renters and tenants exists (By2: 26.32% and Cy2: 15.79%) in most cases while it does not exist (By1: 15.79% and Cy1: 5.26%) in other cases. Sub-classification “x” refers to the cases in which no renter exists (Table 6.1).

6.3.4. Enclosed Space Patterns

Common space is used for less private activities and as circulation space. The conversion of common space into enclosed space may reduce the provision of natural lighting and ventilation (Thanousorn and Oikawa, 2010), and affect residents' feelings and comfort levels. As the structure of enclosed spaces forms the boundary of common space and shapes them as well, these patterns were analyzed and compared (Table 6.2). The term "enclosed space" refers to confined spaces defined by walls that form space not to be shared with strangers, and usually are provided with small openings to other spaces, for example bathroom, bedroom, and storage. Enclosed space is used as tenant space, owner space, and shared space in some cases.

In type A, the enclosed space patterns are mostly irregular and the plans are not modular between floors. Open space is used as space for less private activities and circulation area, and enclosed space is the mix between space for tenants and owners. Most type A bedrooms have direct openings to an open space and better provision of natural lighting and ventilation.

In addition, type B and C generally show the opposite pattern from type A, but similar pattern between them, which is much less open space than enclosed space, and modular plan between floors. The enclosed spaces are used mostly for tenants' bedrooms, and the efficiency of the tenant's habitable space is achieved to a greater extent. However, most bedrooms do not have direct openings to an open space, and the provisions of natural lighting and ventilation mostly do not meet the Indonesian General Guidelines of Basic Healthy Homes (Indonesian Ministry of Public Works, n.d.).

Long corridors, serving as circulation space, connect tenants' bedrooms, and in most cases they do not allow cross ventilation. A number of them were extremely narrow, e.g. double-loaded corridors with 50-to-60-cm width. In cases with wider corridors, tenants tend to store their belongings there, making the circulation space narrower. As a result, while the corridor and exit system are critical for emergency evacuation, the provision of a safe escape route seems to be inadequate in many kosts (Fig. 6.4).

An example of a kost case which has separated facility entrances for the owner and the tenants is shown in Fig. 6.5. In this case, kost owner and tenants lived together with distinct space separation. Housekeeper existed and she lived within the owner area. Two accesses between owner and tenant areas, i.e. one in each floor, are available, and are supposed to be used by the owner and housekeeper only.

In this kost, owner and tenants will only meet at the parking area, terrace, and garage. The parking area is used for both tenants' and owner's vehicles. As the parking space is limited, it can be obtained on a first-come-first-serve basis. In addition, tenants are allowed to use the terrace to accept guests, but tenants rarely use the space. In the case of garage, the space is in fact only to be used by owner, but tenants' intrusion is accepted, as the layout requires the area to function as circulation space to tenants' area.

As there is no official guest area and no sitting space, tenants usually accept guests in their rooms. In fact, the inner courtyard, which is open to the sky and is provided with natural lighting and ventilation, is a comfortable open space that has potentials to

accommodate social activities between tenants, or tenants and their guests, as well as to be a relaxing area for tenants. However, it fully functions as drying area.



Fig. 6.4 Example of long and narrow double-loaded corridors found in surveyed kots

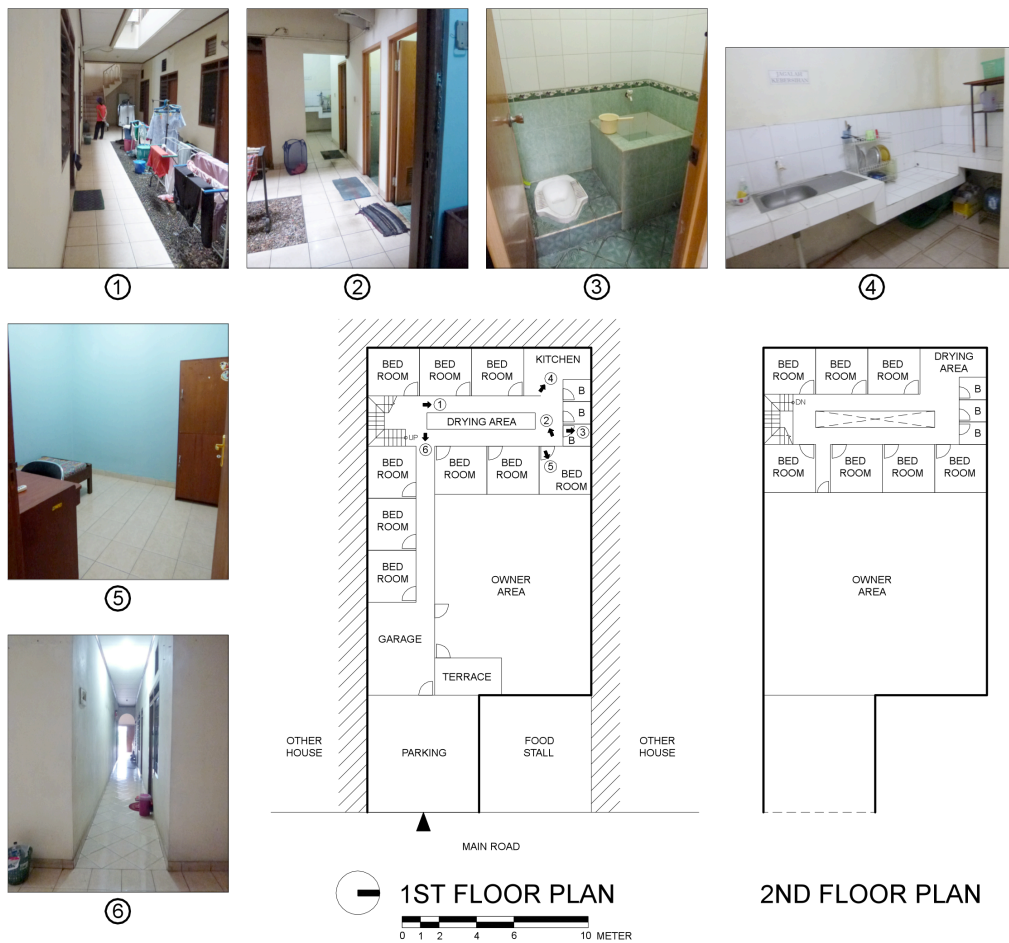


Fig. 6.5 Example of Kost with Separated Entrances for Owner and Tenants

Table 1. Kost Classification Method

		WEST JAKARTA																																											
Municipality	Subdistricts	GROGOL PETAMBURAN (G)												TAMAN SARI (TS)												KEBON JERUK (K)										TAMBORA (T)									
	Kost cases	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	1	2	3	4	5	6	7	8	9	1	2	3	4	5	6	7	8	9	10			
	Owner stay in/involved	x	x	x	x	o	o	o	o	o	o	x	x	o	o	o	o	x	x	x	x	x	x	x	x	x	x	o	o	o	o	o	x	o	x	x	o	o	o	o	o	x			
	O-T living area separation	x	x	x	x	o	x	x	o	o	o	x	x	o	o	o	x	x	x	x	x	x	x	x	x	x	x	o	o	o	o	o	x	o	x	x	o	o	o	o	o	x			
STEP 1																																													
	(O = yes; x = no)																																												
	(O-X = A; O-O = B; X-X = C)	C	C	C	C	B	A	A	B	B	B	C	C	B	B	B	A	C	C	C	C	C	C	C	C	C	C	C	B	B	B	C	B	C	C	C	B	B	B	B	C				
	Renter existence	x	x	x	x	x	x	x	y	x	x	x	x	y	y	y	x	x	y	x	x	x	x	y	x	x	x	y	y	y	y	x	x	x	x	x	x	x	x	x	y				
STEP 3																																													
	(y = yes; x = no)																																												
	R-T shared space	1	1	1	1	1	1	1	2	1	1	1	1	2	1	1	1	2	1	2	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
STEP 2																																													
	(1 = no; 2 = yes)																																												
	x1 = x; y1 = y1; y2 = y2	x	x	x	x	x	x	x	y2	x	x	x	x	y2	x	x	x	x	y2	x	x	x	y2	x	x	x	x	y2	y1	y2	y2	y1	x	x	x	x	x	x	x	y1					
	Combinations	Cx	Cx	Cx	Cx	Bx	Ax	Ax	By2	Bx	Bx	Cx	Cx	By2	By1	Bx	Ax	Cx	Cy2	Cx	Cx	Cx	Cx	Cy2	Cx	Cx	Cx	Cx	By2	By2	By2	By1	Cx	Bx	Cx	Bx	Bx	Bx	Bx	Cy1					

Note: 1) Total 41 cases were from West Jakarta municipality, which include 12 cases from Grogol Petamburan, 10 cases from Taman Sari, 9 cases from Kebon Jeruk, and 10 cases from Tambora subdistricts.

- 2) Step 1 classified the cases based on owner involvement in kost and the existence of living area separation between owner and tenants.
- 3) Step 2 classified the cases based on the existence of renter in the facility and the availability of shared space between renters and tenants.
- 4) Step 3 combined both Step 1 and Step 2 classification methods.

Table 6.2 Comparison Between Type A, B, and C Kosts

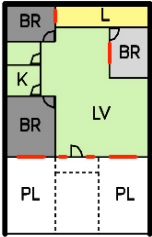
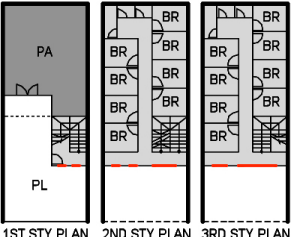
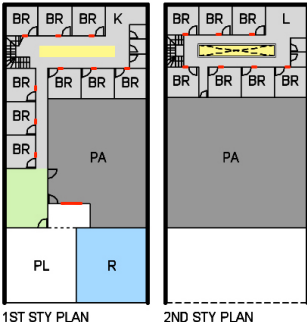
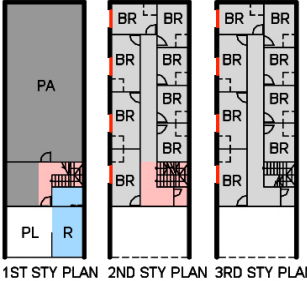
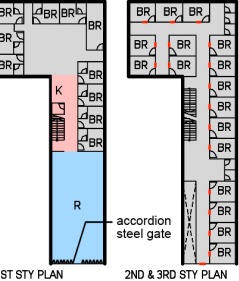
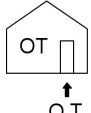
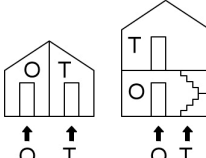
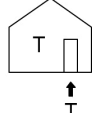
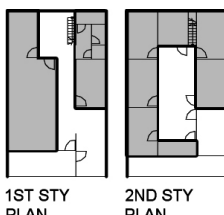
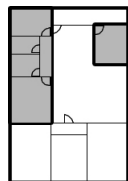
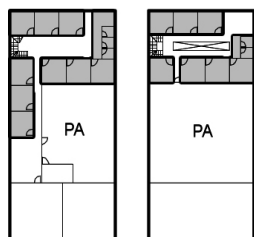
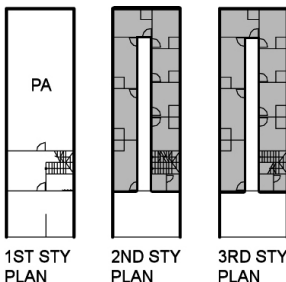
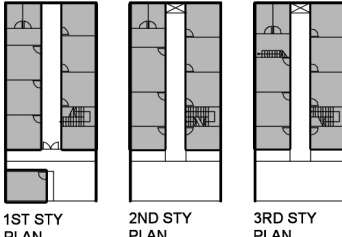
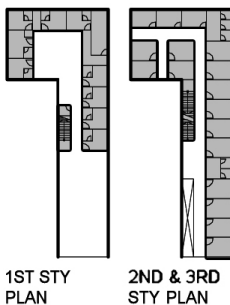
		Kost Type		
		Type A (7.32%)	Type B (46.34%)	Type C (46.34%)
Owner - Tenant Relationship				
Owner - Tenant Space Relation				
Space Division				
Window	x	Case G7 Owner stays in kost. No renter exists.	Case T1 Owner stays in separate living space in kost. No renter exists.	Case K2 Owner does not stay in kost. No renter exists.
Private area				
Tenant area				
Renter area				
RT/ORT shared area				
OT shared area				
Outdoor area				
Transparent roof with ventilation opening				
BR = bedroom	y1			
K = kitchen/ Pantry			Case K8 Owner stays in separate living space in kost. Renter exists but no RT/ORT shared space.	Case T10 Owner does not stay in kost. Renter exists but no renter-tenant shared space.
L = laundry				
LV = living room	y2			
R = rental space			Case TS1 Owner stays in separate living space in kost. Renter and RT/ORT shared space exist.	Case K3 Owner does not stay in kost. Renter and RT/ORT shared space exist.
PA = private area				
PL = parking lot				

Table 6.2 Comparison Between Type A, B, and C Kots (continued)

	Kost Type		
	Type A (7.32%)	Type B (46.34%)	Type C (46.34%)
Entrance Separation	 Owner and tenant share the same entrance.	 Owner and tenant use different entrances to enter their living space.	 Owner does not enter the facility.
Enclosed Space Patterns	 Case TS4  Case G7 Cases TS4 and G7 The space is less enclosed and irregular.	 Case K8  Case TS1 Cases K8 and TS1 Plans between floors tend to be modular. Less open space than enclosed space.	 Case K2  Case K3 Cases K2 and K3 Plans between floors tend to be modular. Less open space than enclosed space.

6.3.5. Spatial Occupation Distribution

During the survey, private area (PA), tenant area (TA), and shared area between owner and tenants (OT SA), as well as renter area (RA) and shared area between renter, tenant and owner (RT/ORT SA) were noted and calculated based on observations and interviews with owners and housekeepers, and the areas were compared by percentage (Fig. 6.6 and Fig. 6.7).

In type A cases, private area percentage (74.16%) tends to be much higher than tenant area (9.07%). It may imply that owners are still the main residents and tenants are secondary, although a certain level of intrusion into the owner's privacy is acceptable, as shown by the existence of OT SA in all cases.

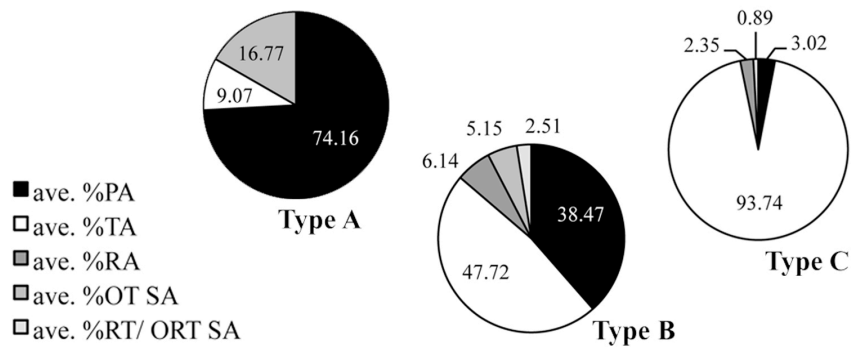


Fig. 6.6 Kost Spatial Occupation Distribution Overview

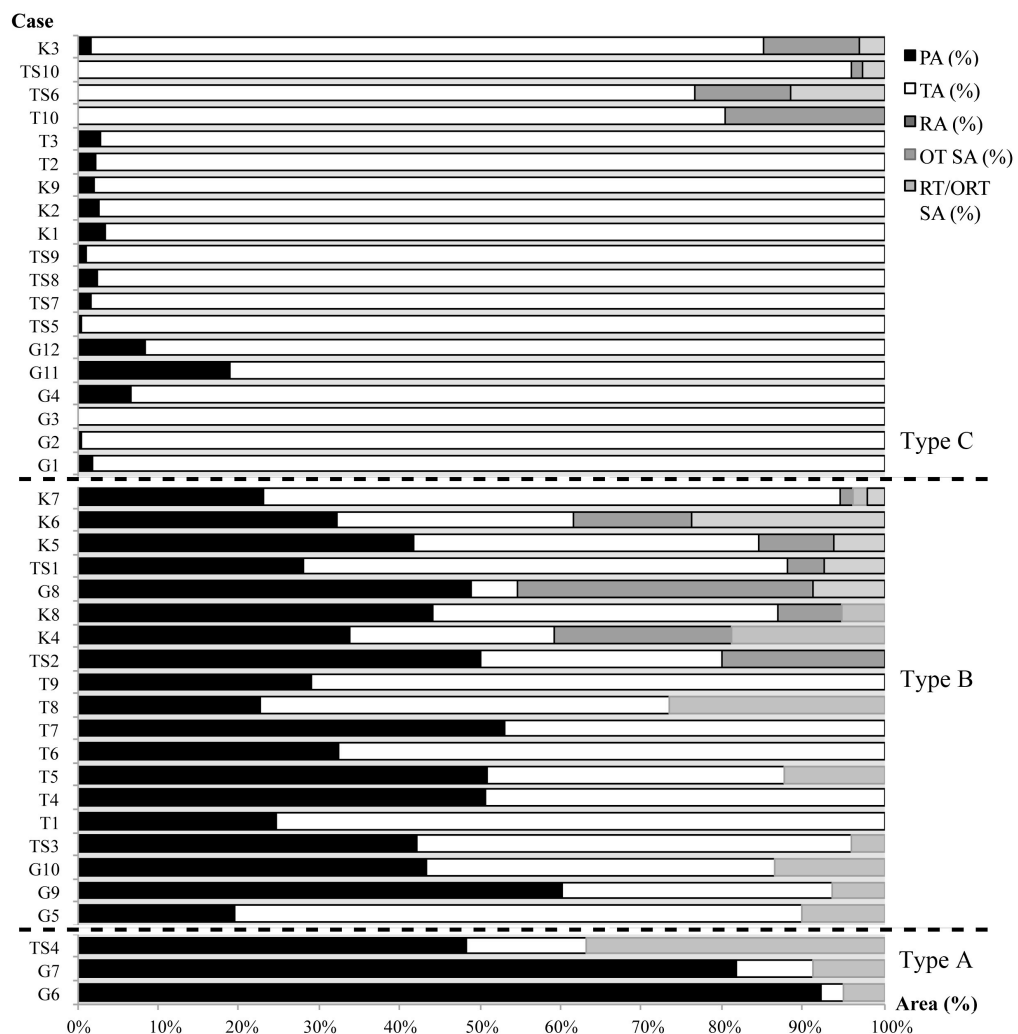


Fig. 6.7 Proportion of Spatial Occupation of Surveyed Kosts

Type B cases show that although the tenant area (47.72%) tends to be larger than the private area (38.47%), the area percentages are relatively close. It shows that in type B kosts, owners had the intention of creating space for tenants, although they still try to

keep their privacy by limiting the common space. On the other hand, type C shows the opposite tendency with the percentage of tenant area (93.74%) being much higher than the private area (3.02%), implying that although owners do not use the facility, they still allocate some space for their own use or to provide space for kost housekeepers. This may suggest that the patterns of spatial occupation in the kost correspond to the presence or direct involvement of a kost owner in the kost, and the living area separation between the owner and the tenants.

6.3.6. Bedroom Arrangement

Tenants' bedrooms are the most important areas in a kost, as this is the main space for which tenants pay. Some koster accept more than one tenant per bedroom, with or without extra payment involved. A number of owners give more consideration to the room quality, e.g. natural ventilation, natural lighting, and room size during space planning, while others concentrate on habitable space efficiency that leads to higher revenue. During the survey, five patterns of tenants' bedroom arrangements were seen (Fig. 6.8).

The first is the type of plan in which common space is placed between bedrooms (SIB) providing more relief compared to other layouts. All SIB koster observed have the lowest percentage of tenant area. In the second pattern, most bedrooms are arranged in a circle, allowing access in the center (C). The third and fourth types show most bedrooms arranged in rows along one side of an access corridor (SL), and on both sides of an access corridor (DL) respectively. The last type is a mix between SL and DL (SLDL) (Table 6.3).

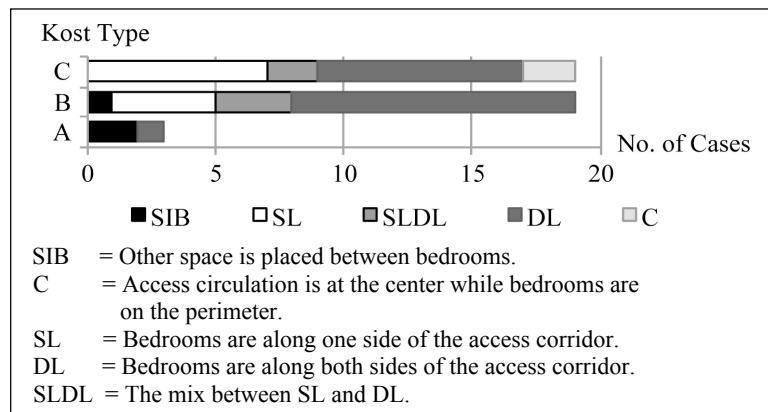
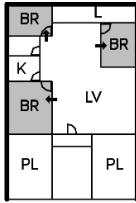
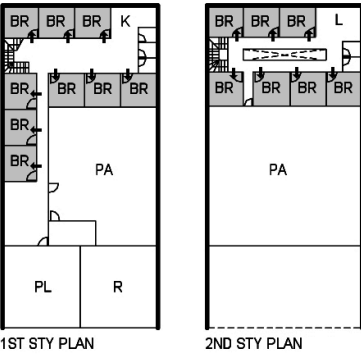
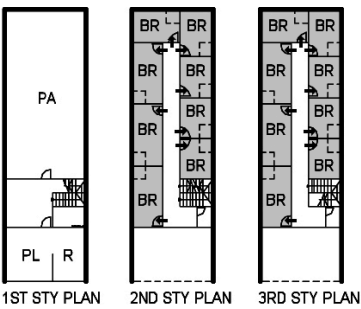
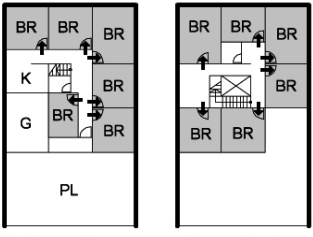


Fig. 6.8 Bedroom Arrangement Patterns of Surveyed Koster

DL types were the most common followed by SL types, and most of these were type B and C cases. This seems to be due to the fact that obtaining higher habitable space efficiency is made easier by arranging tenants' bedrooms according to the single-loaded-corridor and double-loaded-corridor plan types. However, crowding was experienced more in these types, due to the high flow of traffic in the circulation space. The provision of natural ventilation and lighting does not seem to be a main consideration as it was insufficient or even unavailable in many cases. Overall, better living spaces including the provisions of natural ventilation and lighting were noticed in SIB koster (Table 6.3).

Table 6.3 Examples of Cases with Different Bedroom Arrangement Patterns

Arrangement Pattern	Case	Classification Type	Floor Plan	Description
SIB	G7	Ax	 1ST STY PLAN	SIB = Other space is placed between bedrooms.
SL	K8	By1	 1ST STY PLAN 2ND STY PLAN	SL = Bedrooms are arranged along one side of the access corridor.
DL	TS1	By2	 1ST STY PLAN 2ND STY PLAN 3RD STY PLAN	DL = Bedrooms are along both sides of the access corridor.
SLDL	T6	Bx	 1ST STY PLAN 2ND STY PLAN	SLDL = The mix between SL and DL.
C	K1	Cx	 1ST STY PLAN 2ND STY PLAN	C = Access circulation is at the center while bedrooms are on the perimeter.

6.4. EFFICIENCY OF COMMON SPACE IN KOST

6.4.1. Establishment of Common Space

During the survey, it was found that all kost cases provide bedrooms and bathroom. However, it was found that a number of cases do not provide any common space, which includes those that serves for specific use, e.g. guest area and kitchen, as well as those that serves as multi-function area, e.g. living room and dining room. In order to examine the possibility of facility sharing in kost cases in which no common space exists, the existence of shared bathroom and toilet in those cases were observed and compared with in Table 6.4.



Fig. 6.9 Example of case which has no indoor shared space

It was noticed that from total 41 cases, there were four cases (9.76% of total) of kosts that do not have shared bathroom or toilet, in which two cases (case G5 and TS7) have common space of any kinds, while the other two cases (case TS5 and TS8) do not provide any kinds of common space. In this case, the last two cases (4.88% of the total) do not have any indoor-shared space at all except circulation area, e.g. corridor, staircase, and building entrance.

Case TS5 and its condition are shown in Fig. 6.9. It was observed that in fact case TS5 may afford common space designated to almost all floors. However, the owner decided to leave the space empty and unfurnished, leaving the space unused. In addition, due to the non-existence of shared toilet or bathroom, the housekeeper or security guard have to leave the kost each time they need to use those facilities.

6.4.2. Kost Types Based on the Existence of Common Space

Kosts can be classified based on the existence of common space, i.e. kost with the existence of common space and kost without the existence of common space, as well as the different nature of outdoor shared space provided. A number of kosts provide both active outdoor shared space, e.g. laundry and barbeque area, other cases provide only passive outdoor shared space, e.g. parking lot and storage area, while some others provide the combination of both spaces (Fig. 6.10).

In addition, classifications were done towards kost with shared space and without exterior space, kost with shared space but no exterior space, and kost with no both shared space and exterior space. Furthermore, the common space in kost were separated into three types, i.e. private space, semi private space, and space that promote interaction.

Examples of the common space that are considered private are bathroom and toilet, while examples of a semi private common space are kitchen and laundry. People tend to do their own activities in semi private common space, but the occurrence of social interaction is possible. In addition, living room and dining room are examples of common space that have high chance of promoting interaction.

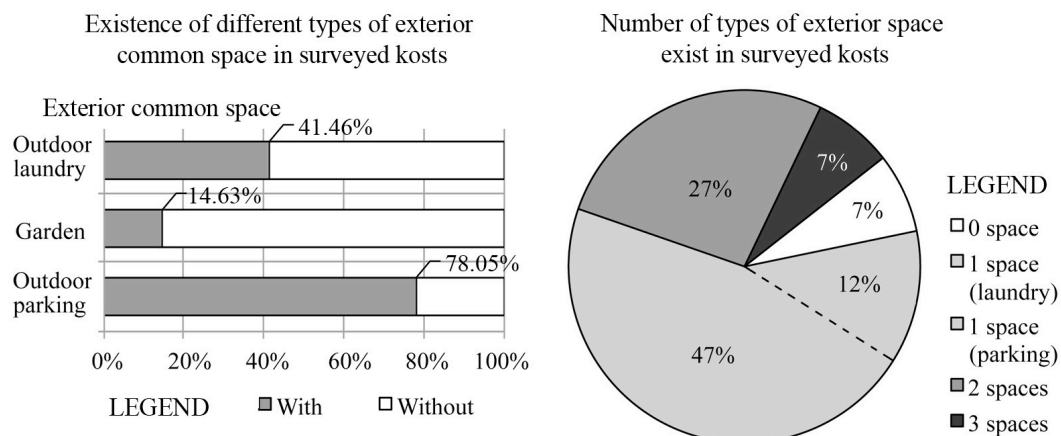


Fig. 6.10 Existence of different types of exterior space in surveyed kosts

6.4.3. Use and Evaluation of Common Space

Several kost cases provide common space that are specifically allocated for a purpose, e.g. kitchen, guest area, and living room, while in other cases, common space is not specifically designed for a purpose. They may come in the form of wider circulation area or an empty unfurnished space that can be used for various purposes depending on tenants' creativity and decision, as long as the activity is still permitted by the owner.

Based on the questionnaire on the physical aspects of kost, the common space which has the most number of respondents considering it important is car park, followed by laundry and kitchen at the second position, and living room at the third position. On the other hand, many respondents considered courtyard or garden, storage space, and dining room as not important. In addition, the level of importance were combined and valued by points in order to examine respondents' most preferred common space in kost. In this case, it was found that living room is the most preferred common space, followed by kitchen and laundry at the second position, and car park at the third position.

However, while comparing both results to the space provision found in surveyed costs, it was noticed that only around half of the surveyed kosts provide kitchen or pantry, while there were less than 30% of cases provide living room (Fig. 6.11).

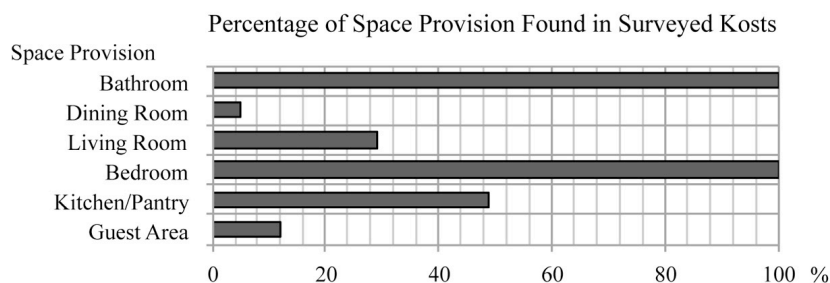
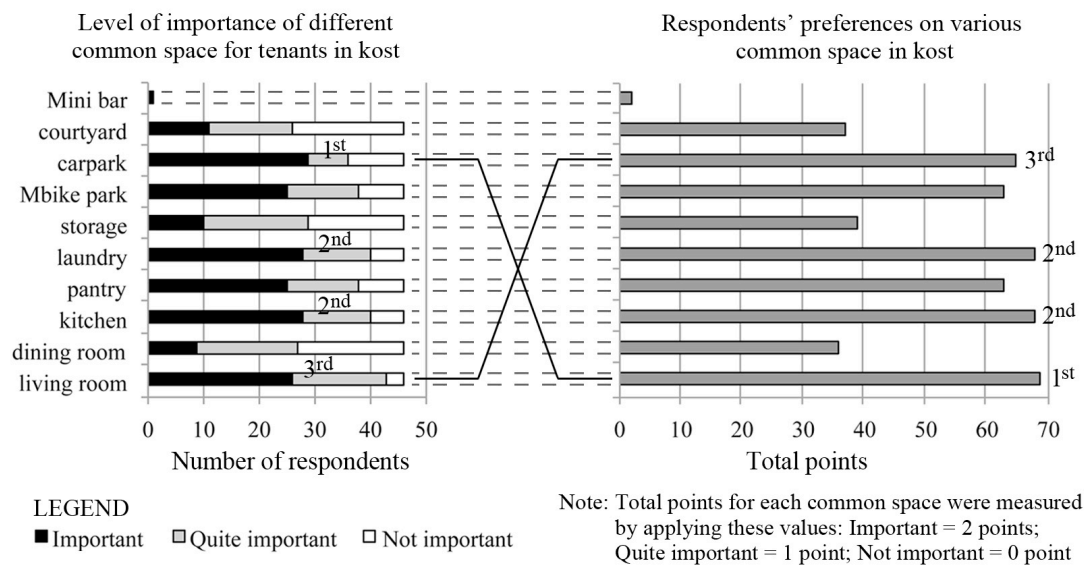


Fig. 6.11 Tenants' preference on each common space in comparison to the space provision found in surveyed kost

6.5. RESPONSE TO KOST SPATIAL ARRANGEMENTS

6.5.1. Changes in Living Patterns

Based on personal interviews with tenants, a shift in the way tenants utilize the space in relation to the order of space was noted. Many kosts did not provide sufficient space for daily activities, while some banned certain activities even though the space for it existed, e.g. no cooking in the kitchen and no accepting guests in the living room, resulting in tenants using other spaces, mainly their bedrooms, for these activities.

Many tenants also expressed the tendency to become reclusive whilst living in kosts. The lack of common space, the sense of high density outside the bedroom, and the unwillingness to interact with strangers were said to be the reasons that kept tenants inside their rooms most of the time.

6.5.2. Personal Territory Expansion

It is understandable that residents begin to carry out space extensions to compensate for their lack of living space (Wakita and Shiraishi, 2010). Personal territory expansion by tenants such as occupying common space to store their personal items was noticed, mainly because of the lack of space in their rooms. Tenants' belongings were found in various common spaces, e.g. shared bathrooms, kitchens, living rooms, as well as corridors where the tenants' belongings affect the circulation space (Fig. 6.12). This condition was found in type B and C kosts, but not in type A where the public space is either the owner's space or space that is to be shared with the owner. In this case, owners tend to prohibit such extensions as it affects their living space.



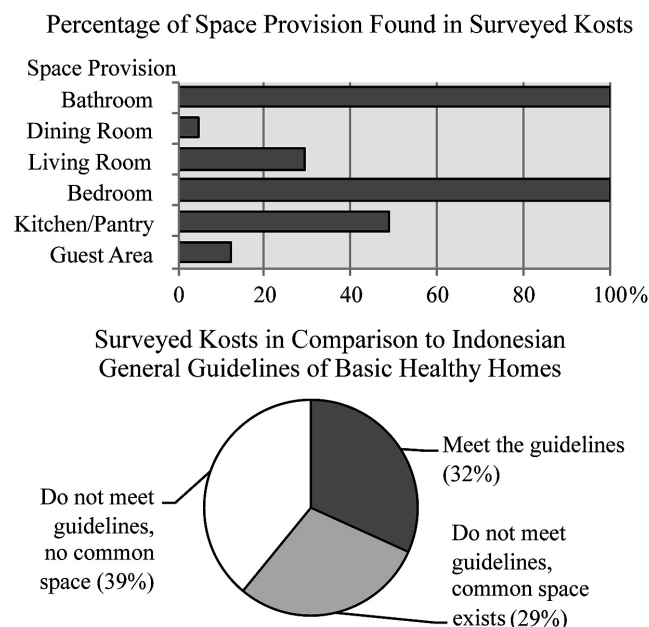
Fig. 6.12 Personal territory expansions to public area in kosts

6.5.3. Kosts as Homes for Tenants

Based on Indonesian General Guidelines for Basic Healthy Homes, a house requires at least one bedroom, one multifunction area, and one bathroom that facilitates bathing, washing, and toileting procedures. As the conditions in kosts vary greatly, the provision and condition of the facilities in a house vary as well. For example, in the case of bathrooms, there are rooms with and without attached bathrooms. In regards to the first case, most attached bathrooms support bathing and toileting procedures, while some have a shower area only. Similarly, there are kosts with a kitchen and/or living room, while in other cases, cooking or accepting guests are completely banned.

However, it was observed that although bedrooms and bathrooms are available in every kost, more than 50% of kosts do not meet the guidelines due to the lack of a multifunctional area (Fig. 6.13). Some owners stated that common space was not a high priority because not every tenant will use the common space. Also, it is common for tenants to carry out most of their activities in their bedrooms, including accepting guests, although some kosts provide a separate guest area for tenants to receive a group of guests or guests of the opposite sex.

In addition, as the surveyed kosts accommodated from around 6 to 30 people per 100 sqm, kosts seem to be too crowded compared to single homes which generally lodge one main family. Moreover, even kosts may exist in the form of a single home, these kosts accommodate outsiders who were total strangers to each other before moving into the kost. In this case, how close the design and planning of kosts can be compared to that of single homes becomes an important point to consider.



Note : Only common space works as a multi-function area, e.g. living room and dining room, is considered to meet the guidelines.

Fig. 6.13 Space Provision on Surveyed Kosts in Comparison to Indonesian General Guidelines of Basic Healthy Homes

It is important to ensure that kosts are not registered as single homes. Jakarta Housing Department implements guidance on several housing cases that are not considered a single home. A single home has relatively greater freedom regarding the design and planning as it is assumed to be privately used. For example, the registration of a single home does not require the applicant to obtain a Nuisance Law Permit. However, a kost may need to have this permit, as it guarantees that a business activity has no potential to cause harm, loss, or disruption to the neighborhood and is environmentally sustainable.

Moreover, the design and planning of kosts needs to be strictly controlled by the requirements of specific classifications, e.g. building height and fire risk. In this case, more design standards may apply to ensure the appropriateness of a kost.

6.6. SUMMARY

This study reached the following conclusions:

(1) Each kost reflects a housing facility with design personalization. As the conditions of kost vary greatly, so does the provision and condition of the minimum space in a house. There is a strong correlation between the conditions of (i) whether the owner lives in the kost or is involved in its management, (ii) whether the living area is separated between owner and tenants, and (iii) the pattern of spatial occupation in the kost.

(2) The tenants' bedrooms were predominantly arranged according to the single-loaded-corridor and double-loaded-corridor plan types because it is easier to obtain greater habitable space efficiency, although crowding is experienced more in these types due to the high flow of traffic in the circulation spaces. In addition, the provision of natural ventilation and lighting are insufficient or even unavailable at times.

(3) When comparing costs to the Indonesian General Guidelines for Basic Healthy Homes, it was noticed that many costs are still not fit to be considered healthy homes. The spatial organization and lack of space also trigger the misuse of space and behavioral changes in tenants. The physical environment and social interactions must be improved to manage and develop the kost neighborhoods on a small scale, and the city environment on a large scale.

(4) The absence of specific regulations for costs allows owners to freely develop their costs. The arrangements are carried out following the owners' preferences as in private homes, while in fact costs are more public, and not for the owners' use. Therefore, it is important to ensure that costs are not developed with the same freedom as private homes. The definition and regulations should be considered based on those applied to other public rental housing facilities, e.g. rusunawa and dormitories, instead of private homes.

(5) Specific design standards and regulations in order to regulate kost environments, e.g. the living arrangements, safety measures, daily operation and space distribution, should be formed and strictly applied in order to improve the physical conditions of costs, to provide better living conditions for tenants, and to maintain a sense of community in the residential neighborhoods.

(6) A separate discussion is needed to further explore the various issues, design, planning standards, and future suggestions for each living space within a kost. In addition, a specific study of current regulations, and various design standards as well as the calculation methods that have been applied in similar cases, are necessary to obtain a suitable standard to adopt and develop for kost cases.

REFERENCES

- Baker, J.L. (ed.) (2012) *Climate change, disaster risk, and the urban poor: Cities building resilience for a changing world*. Washington D.C.: The World Bank.
- Hudalah, D. and Firman, T. (2010) *Urban development: What to do and what can we expect?* The Jakarta Post, 20th Dec. retrieved from: www.thejakartapost.com
- Indonesian Ministry of Public Works (n.d.) *General guidelines of basic healthy homes* (in Indonesian) [Online] Available from: <http://www.pu.go.id/satminkal/itjen/hukum/km403-0211.pdf> [Accessed 3 Apr 2013].
- Indonesia Regional Government of DKI Jakarta Province. (2010). *Regional Government of DKI Jakarta Province*. Retrieved Aug 19, 2015, from Regional Regulation of DKI Jakarta Province No. 11 Year 2010 on Hotel Tax (in Indonesian) [Online]: <http://dpp.jakarta.go.id/wp-content/uploads/downloads/2012/05/PERDA-NO-11-TAHUN-2010.pdf>
- Jakarta Housing Department (n.d.) *Kost housing* (in Indonesian) [Online] Available from: <http://rumah-gedungjakarta.org/dpgp/program-dpgp/perumahan/pelayanan-penghunian/rumah-kost.html> [Accessed 3 Apr 2013].
- OECD (2010) *Overview of OECD economic surveys: Indonesia* [Online] Available from: <http://www.oecd.org/eco/46266398.pdf> [Accessed 3 Apr 2013].
- Said, F.R.D. and Yuliasuti, N. (2013) *Mass Housing Sustainability based on Community Cohesion: A Case Study at Sendangmulyo, Indonesia*. Procedia Environmental Sciences, 17 (2013), 814-821
- Thanousorn, V. and Oikawa, K. (2010) *Spatial development of Lao Urban Dwellings along the Mekong River*. Journal of Asian Architecture and Building Engineering, 9 (2), 403-407
- Wakita, Y. and Shiraishi, H. (2010) *Spatial recomposition of shophouses in Phnom Penh, Cambodia*. Journal of Asian Architecture and Building Engineering, 9 (1), 207-214
- Zaff, J., Devlin, A. S. (1998) *Sense of Community in Housing for the Elderly*. Journal of Community Psychology, 26 (4), 381-298.

CHAPTER 7.

SOCIAL LIVING ENVIRONMENT IN KOST

7.1. INTRODUCTION

7.1.1. Purpose

Social environmental aspects in a community development are directly affected by a number of primary factors, including residential neighborhood (Roseland, 1998; Said & Yuliastuti, 2013). The community involvement in maintaining a residential neighborhood may establish strong community cohesion and hold an important role in establishing neighborhood sustainability. On the other hand, the problems of housing environment, which involve the quality of the physical environment, the city services, and residents' social behavior, affect the quality of a residential neighborhood (Said & Yuliastuti, 2013; Catanese, 1996). In this case, physical condition reflects the substantial quality of a neighborhood. However, the development in the social aspects of the community are as important as the physical aspects, thus efforts should be made to achieve both together, and the residents' participation is essential (Syme & Ritterman, 2009).

The residents who feel safer and more secure in a community are more likely to interact with neighbors (Chavis & Wandersman, 1986). However, the residents must feel a sense of belonging and emotional safety for a sense of community (Pretty, 1990), and be satisfied with their surroundings before they develop cohesiveness in the community (Zaff & Devlin, 1998).

As one of the highly-sought housing facilities in Indonesia, *kosts*, private rental housing facilities developed with various conditions and arrangements, have formed unique living environment as well as being part of the fast growing urban settlement development in Jakarta. Issues related to *kost* housings affect the quality of the surrounding neighborhood in a small scale and the city in a large scale. Aiming to understand the social aspects of life in *kost*, this study addresses the key issues occurred focusing on tenants' living experience and examines the attitudes, perception, and experience of tenants towards their *kost* and its neighborhood. Furthermore, the research identifies current priorities and suggestions for future service policies and improvements.

7.1.2. Background

Observing the *kost* development in Indonesia, it has been seen that the social interaction between owners and tenants began to divert into business-related interaction. Owner-tenant relationship is more tenuous and tends to put more weight to the owner's interests and profits. *Kost* owners in large urban areas tend to take even more advantage of the *kost*'s business potential. In this case, a reduction on the sense of family is noticed, and the relation between owners and tenants becomes purely business (Jakarta Housing Department, n.d.).

On the other hand, apart from the social relationship between these main characters in *kost*, *kost* neighborhoods were reported to show a tendency of being ideal hiding places

for criminals, because kots tend to receive more tolerant monitoring from neighborhood heads due to the temporary occupancy nature of tenants, and crime suspects may blend easily in those environments (The Jakarta Globe, 2009). In addition, Jakarta community was still considered to be relatively indifferent to the surrounding environment, turning out that there are a lot of neighborhood residents who didn't know the neighboring people living around them (Adam, 2012).

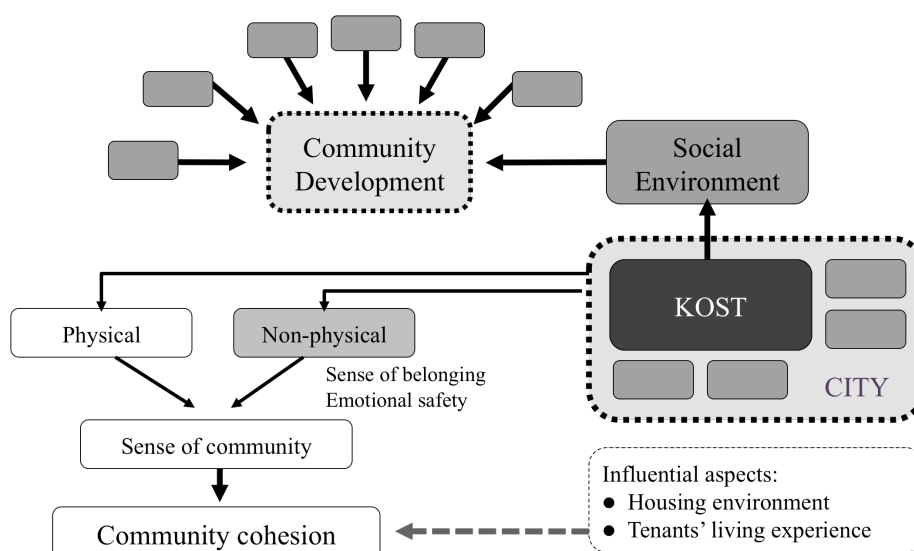


Fig. 7.1 Kost as an important part in achieving a cohesive community

Local residents may perform an important role and substantially enhance the community development process. Cases of residents being unaware of the problems faced by other residents, or the community itself, are often observed especially in a pluralistic community of an urban area. In this case, residents' awareness will increase by having more interactions between them, and this is not only about being aware of what is happening around, but also about realizing their capacity to contribute and improve their community. Interaction among local residents strengthens the relationship between residents, supports the community action, and raises community awareness, leading to the development of community (Brennan, 2009). The role of the community and social environment should be optimized to improve the safety in the neighborhood, because the local residents are more aware of the conditions on their surroundings than other parties, including recognizing the new people coming to the neighborhood and other changes (Bakti, 2013).

However, not all kinds of interaction can support the existence of a community. Only intentional and concentrated interaction among the various segments of the local society that can support the exchange ideas of residents' personal wishes, which may lead to the final conclusion of common interests and needs. Only this kind of interaction that can generate a sense of connection which characterizes a community (Wilkinson, 1991).

In terms of interaction, community development is viewed as a changing process involving various social groups in which people act to achieve a variety of interests and

goals. Community development process should link these heterogeneous groups, pursues common interests and needs of the community, and serves to coordinate and link interaction and individual efforts into focused community efforts for the benefit of all citizens (Luloff and Bridger, 2003).

Various residents and the existence of their wide range of interest and needs occurred in all groups of society. In this case, the essential solution is found in the creation and maintenance of relationships, interactions, and communication channels between the different groups, which is then directed toward a more limited group of interests. This condition exposes individuals to connect with more people, providing an arena for them to interact. A basis for community development can be established by facilitating routine and consistent interaction (Luloff and Bridger, 2003).

Improvements in the social aspects of the community are as important as the physical aspects, in order to achieve the best and beneficial result. In order to manage and improve this spontaneous residential environment and to develop suitable future planning solutions, studies on these topics in the case of kost housing environment, its effect to tenants and neighborhood, and the important role of community cohesion are important as the base step in realizing sustainability in kost housing community.

7.1.3. Method

In order to acquire an overview of the kost living environment, tenant's experience and kost neighborhood condition were observed and analyzed based on personal interview and questionnaire dispatched on June 2013 to a number of kost tenants in Jakarta, and the data acquired were the main information for this study.

81 kost tenants, consist of 56 females and 26 males, who live in various kots around Jakarta fully answered the questions in the questionnaire. While most of the participants are from the age group of 22-26 years old and 27-31 years old, they were primarily single (85%) while smaller percentage of them were married (15%). Most of them worked as students (44%) and employees (47%) (Fig. 7.2). As participants were contacted based on reference, they were expected to be of approximately the same socioeconomic level.

A number of respondents expressed that they have moved several times from one kost to another kost. The length of residency of participants ranges between 3 weeks to 7 years, with the average of 24.06 months. One year of minimum stay in kost was used to observe the temporary nature of kost residents based on the one-year validity of certificate of temporary residency (Surat Keterangan Domisili Sementara; SKDS) issued by the regional government as an official identification certificate for non-permanent residents in that region, as stated in the Regulations of the Governor of Jakarta Province No. 93 Year 2012. In addition, as the validity of the official resident's identification card is 5 years, and it has to be renewed after, the criteria of living duration in kost for more than 5 years was used to observe the relatively permanent status of kost residents in the specific facility. Non-permanent residents refers to the citizens who reside temporarily less than one year at a town, village, or city that is different to the one stated in their identification card, and they do not intend to move to and settle in the new place permanently.

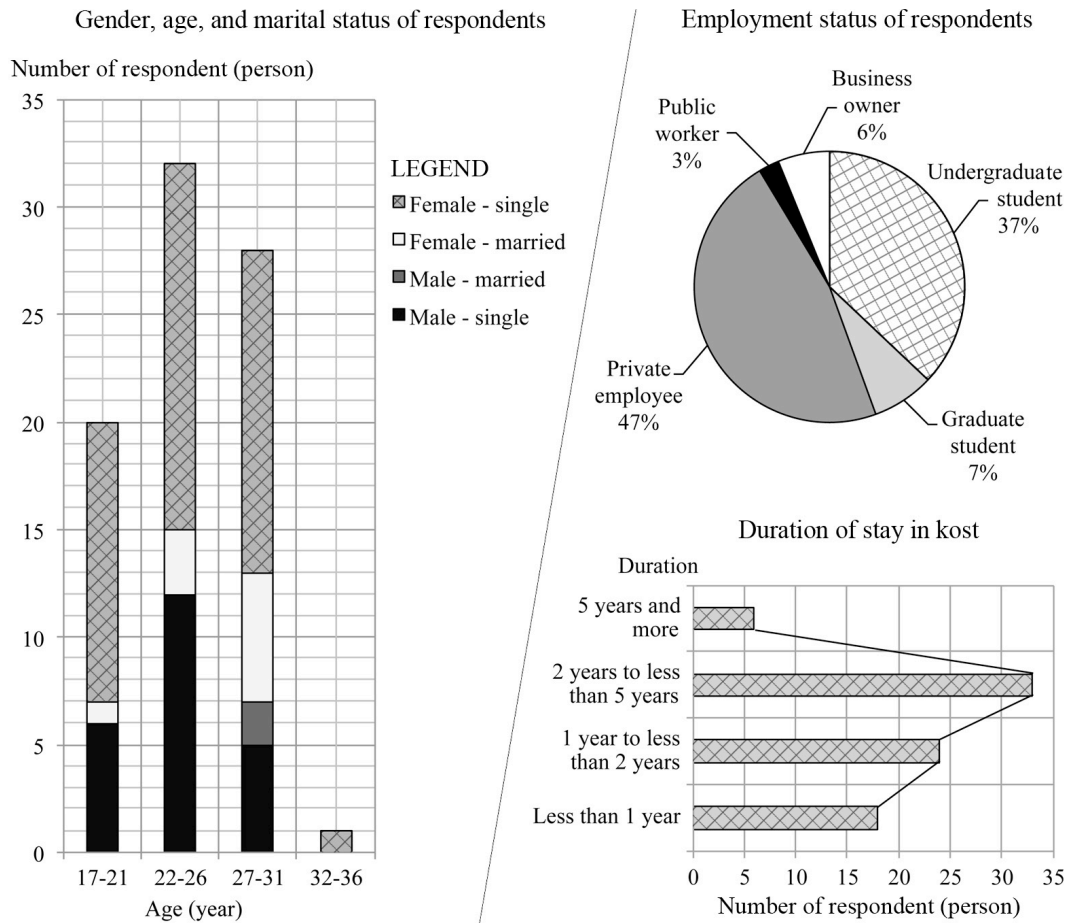


Fig. 7.2 Profiles of questionnaire respondents

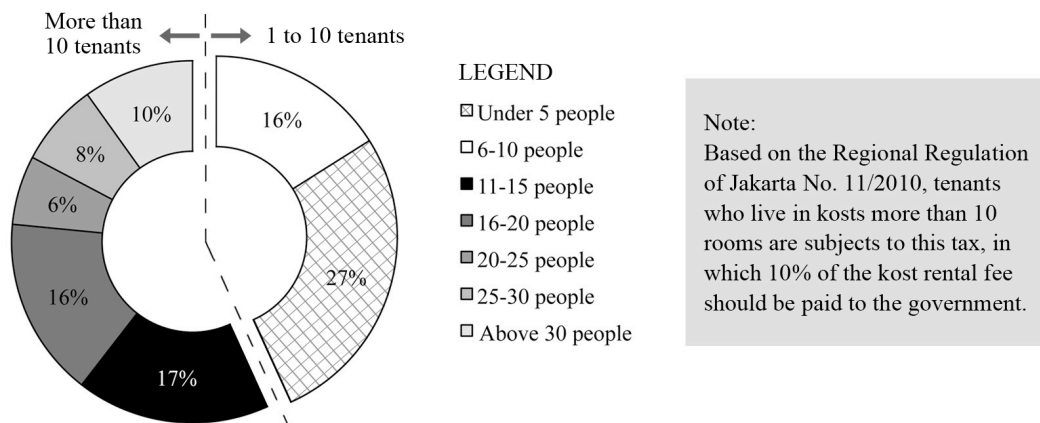


Fig. 7.3 Number of tenants in respondents' kosts

The number of tenants in the kosts of the respondents ranged from under 5 to above 30. Among them, the highest percentage were the kosts that housed from 6 to 10 tenants (Fig. 7.3). This may have relations with the fact that hotel tax is applied to kosts with

more than 10 occupied rooms. Referring to chapter 5, there are two taxes applied to kosts in Jakarta, i.e. income tax which applies to kosts nationwide, and hotel tax which applies only to kosts in regions that have this tax included in their regional taxes. Based on the Regional Regulation of Jakarta No. 11/2010 (Indonesia Regional Government of DKI Jakarta Province, 2010), kost tenants who live in kosts more than 10 rooms are subjects to this tax, in which 10% of the kost rental fee should be paid. Further, it was observed that more than half of respondents' kosts accepted more than 10 tenants in the facility.

7.2. TENANTS' LIVING EXPERIENCE IN KOST

The two main subjects involved are the kost owner and the tenant. some owners also lend their space to other parties, or renter, for example business owners or yearly house renters. In the examples of kost layouts shown in Fig. 7.4, case 1 has no housekeeper and security guard, while case 2 has no owner living inside.

It was observed that the living experience of tenants were influenced by the existence of various parties in their kosts as well as the kost neighborhood, thus the relationship between them were examined. The picture of case 3 shows distinct space separation between various parties, and owner are separated from the rest by floor level difference.

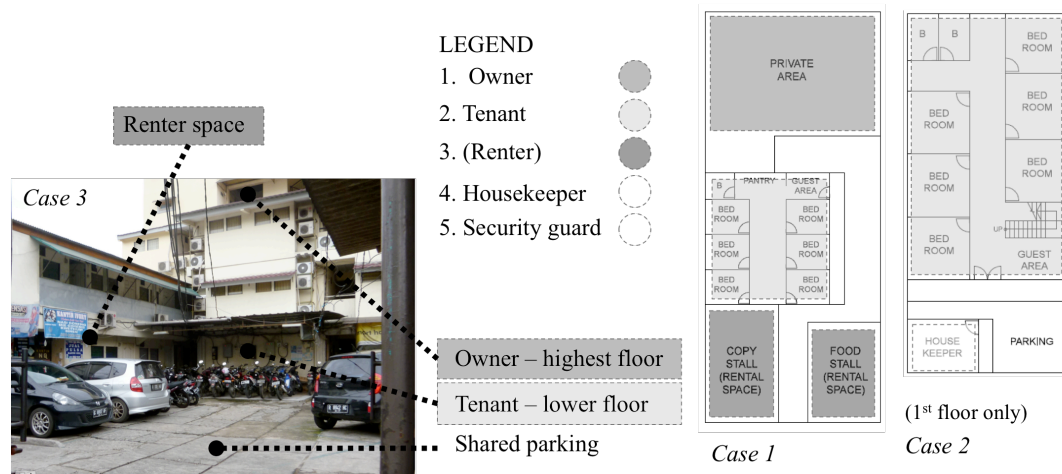


Fig. 7.4 Examples of cases which have different parties in kost

7.2.1. Tenants and Kost Manager

The biggest percentage of respondents (53%) expressed that the housekeeper held the sole responsibility of running and managing their kosts, while 38% mentioned that their kost owner was the manager of their kost facility. A small percentage of cases (8%) were run without the existence of kost manager (Fig. 7.5). In this case, tenants were in contact with the owner mostly only when they had to pay for the monthly rent in cash, when there were facility damages and unresolved issues, or when they had the intention to move out. Observing this way of operation, kost may show a similarity to the nature of dormitory, which tends to be managed not by the owner.

It was found that there were various combinations of existence of owner, housekeeper, and security guard in kost. Cases in which only the housekeeper existed were the most, followed by a large margin by cases in which only the owner exists in the second position, and the existence combination between housekeeper and owner in the third position. Most kosts seem to employ a housekeeper (72.84%), while security guards existed in less than 10% of the cases. The combination of the owner and security guard existence was not found. In addition, cases in which there was no owner, housekeeper, and security guard formed 7.41% of total cases (Fig. 7.6).

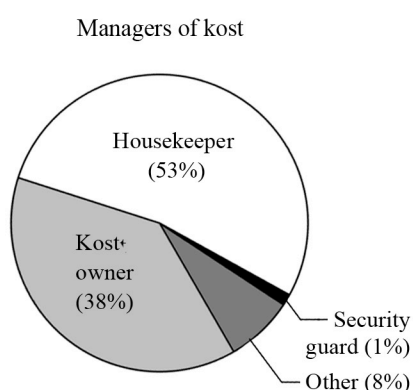


Fig. 7.5 Manager of kost

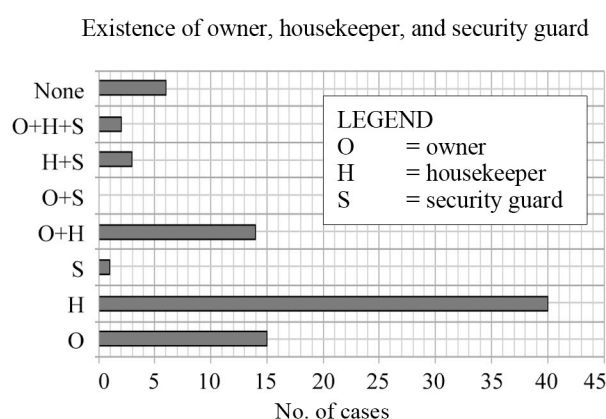


Fig. 7.6 Existence of owner, housekeeper, and security guard in kost

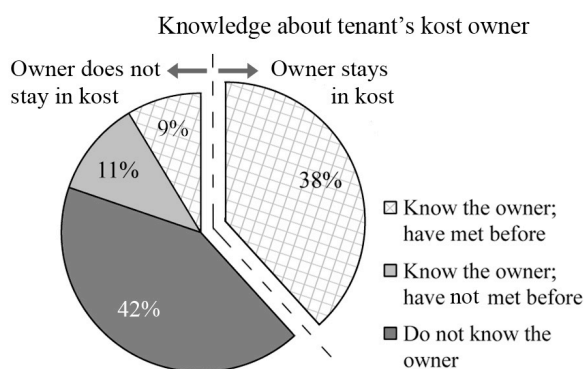


Fig. 7.7 Knowledge about tenant's kost owner

Note:

- 1) For cases in which owner does not stay in kost but a housekeeper and/or a security guard exist:
66.67% - know the owner; have met before
33.33% - know the owner; have not met before
- 2) For cases in which no owner, housekeeper, and security guard exist:
68.18% - know the owner; have met before
15.91% - know the owner; have not met before
15.91% - Do not know the owner

In some cases with no housekeeper staying permanently in kost, the owner employed a housekeeper who would come in daily basis to clean the public areas or to provide laundry service. In some other cases with kost owners as the kost manager, the housekeeper of the owner was the one cleaning the kost and providing laundry service.

Relationship between owner and tenants exists but the intensity may vary. 42% of the respondents do not know their owner, while 11% know the owner but they have never met them. 47% of the respondents know the owner and have met before, in which 19.15% of them (9% of total cases) have no owner staying in the kost. For cases in which

owner does not stay in kost but a housekeeper and/or a security guard exist, 66.67% know the owners and have met them before, while 33.33% know the owners but have not met them before. In addition, for cases in which no owner, housekeeper, and security guard exist, 68.18% know the owners and have met them before, while the remaining were equally splitted (15.91% each) for the other two categories (Fig. 7.7).

A number of respondents expressed that they have a relatively good and friendly relationship with their kost manager (50.61%), which sometimes involved “interacting, joking, and sharing stories frequently” and “cooking and sharing foods together”. It seems that the tenants tend to have good relationship with the housekeepers. 30.86% of the respondents mentioned that their relationship with kost manager is only based on kost-related issues, e.g. monthly rental and service payments, laundry issues, and damages of facility, while 3.7% mentioned that they tend to have an interaction when they need an extra help, e.g. asking for help to buy food and to clean tenant’s room with extra fee. In addition, 9.88% of respondents expressed that their interaction with kost manager usually involves only mainly casual greetings while entering or exiting the facility, and inside the kost (Fig. 7.8).

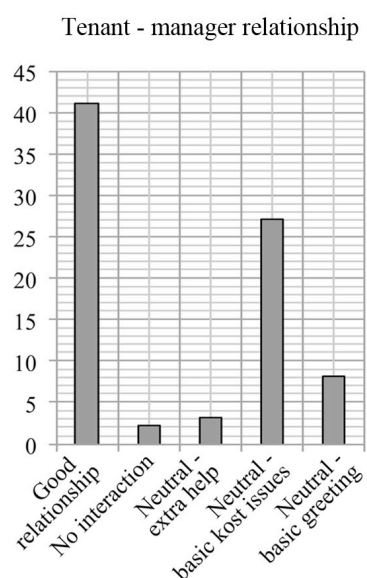


Fig. 7.8 Tenant-manager relationship

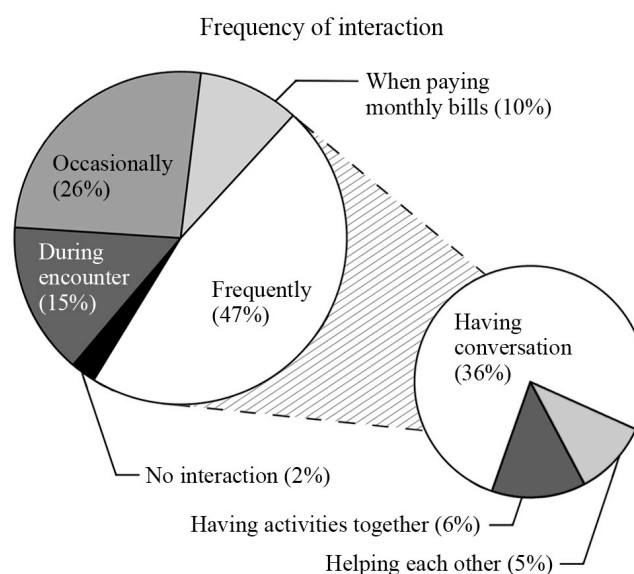


Fig. 7.9 Frequency of interaction

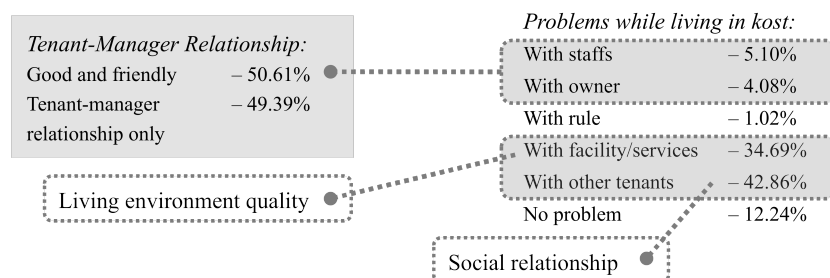


Fig. 7.10 Problems encountered while living in kost

Almost half of the respondents mentioned that they interact frequently with their kost manager in various forms, i.e. sharing conversation (36% of total), having activities together (6%), and helping each other with numerous physical and nonphysical issues (5%). Moreover, 26% of the respondents expressed that their interaction with their kost managers are more on an occasional basis, while 15% tend to interact only during encounter. On the other hand, 10% of the respondents interact with the manager only on a monthly basis when they have to pay the kost fee or bills of other services. The remaining 2% stated that there is no interaction between them and their kost managers (Fig. 7.9).

In addition, based on the responses on opinions about problems experienced while living in kost, quite a low percentage of respondents mentioned about problems with the owner and staff. This result is in accordance with the responses on tenant-manager relationship on Fig. 7.8, in which it tenants tend to have good or neutral relationship with kost manager in general. It seems mostly the problems are related to the quality of living environment, which is also related to the facilities and services provided, and to the social relationship with other tenants in kost (Fig. 7.10).

7.2.2. Tenants and Other Tenants

Only a very small percentage of respondents didn't know the occupation and hometown of the other tenants in their kost (4% and 1%). It seems that although not all tenants interact with each other, it is not difficult to know the basic information of other tenants. However, the social interaction seems to exist relatively well in kost, having 60% of the respondents admitted to have good relationship with more than 20% of the tenants of their kost.

In addition, most respondents have good relationship with their kost tenants, and they are generally positive to the idea of living with strangers. Some were neutral about it (58%) while some others found it interesting, stating that it was "helpful in gaining life experience and making new friends" and "exciting" (42%) (Fig. 7.11a).

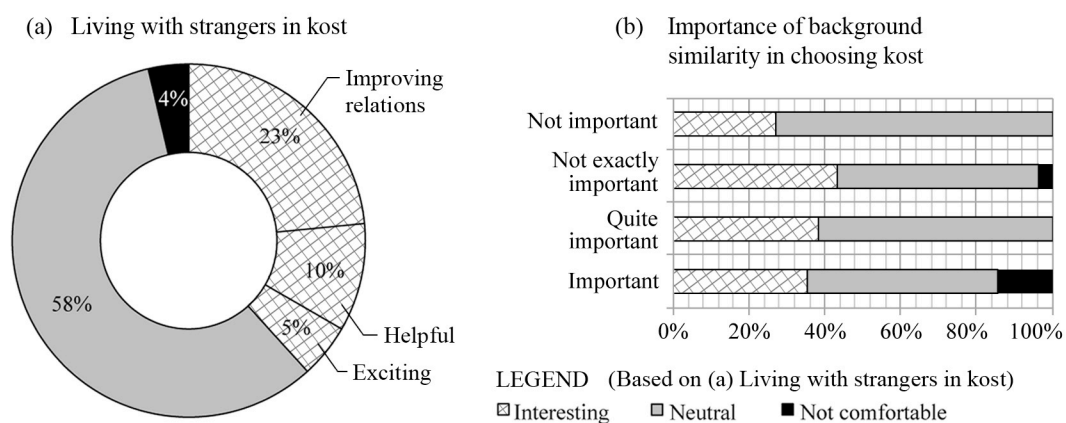


Fig. 7.11 Respondents' view of living with of living with strangers in kost

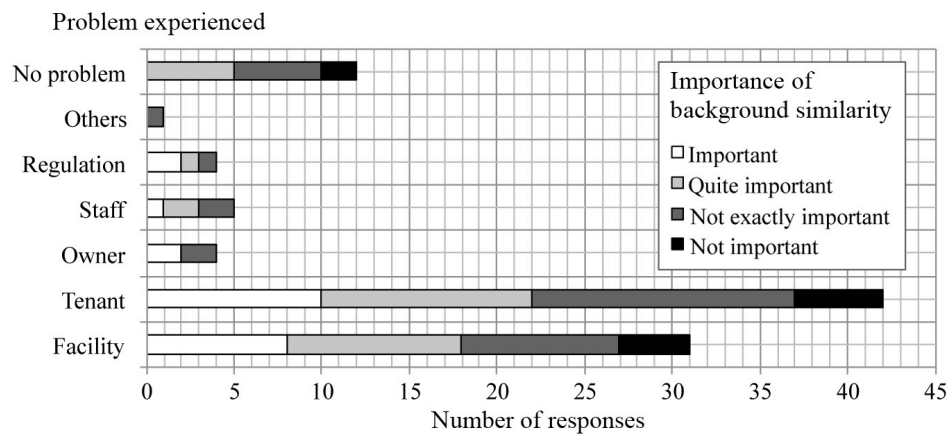


Fig. 7.12 Various issues experienced in kost

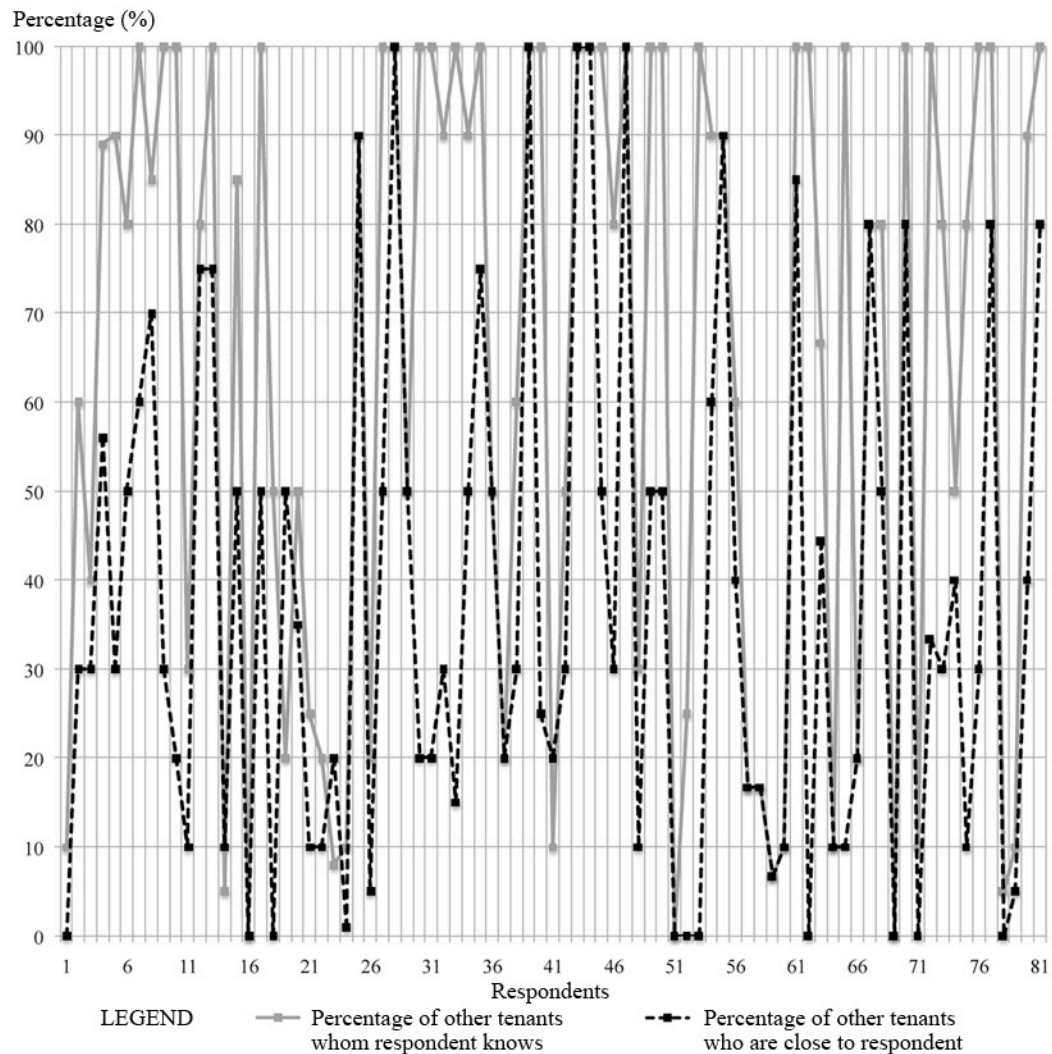


Fig. 7.13 Comparison of the percentage of other tenants whom the respondents know and the percentage of other tenants who are close to the respondents

Tenants interact with people from various culture and background in kost. More than half of total respondents had ever experienced dissatisfactions or misunderstandings while interacting with other tenants in kost, which was, according to a number of respondents, mostly due to the differences in mindset, behavior, nature of job, and lifestyle. In addition, based on the survey, it seems that having other tenants with background similarity, e.g. nationality, race, and religion, is considered important to some extent while choosing the kost to stay in. 49% of respondents stated that this factor is “quite important” (32%) and “important” (17%), while the remaining 51% felt that it is “not exactly important” (37%) and “not important” (14%) (Fig. 7.11b). When we analysed these two informations further, we could see that the more positive tenants are on the idea of living with strangers, tenants’ background similarity seems to become less important.

A number of respondents expressed that they were quite worried about this idea before they started to live in kost, and the situation was difficult for some people. However, after meeting and interacting more often with other tenants, doing more things together, slowly the atmosphere and relationship became better, and they managed to find similarities or common interests.

7.2.3. Tenants and Kost Facility

Tenants usually do not have the responsibility to take care of the kost. They have to manage only their main living space, i.e. bedroom, while the task of cleaning of the facility is left to the owner or housekeeper. A large number of kosts allow their tenants to leave some of their belongings in public space for ease of use, e.g. kitchen utensils and shoes, or to have a bit of extra space. However, this condition often creates crowding to the circulation area and public space due to the large number of people living there.

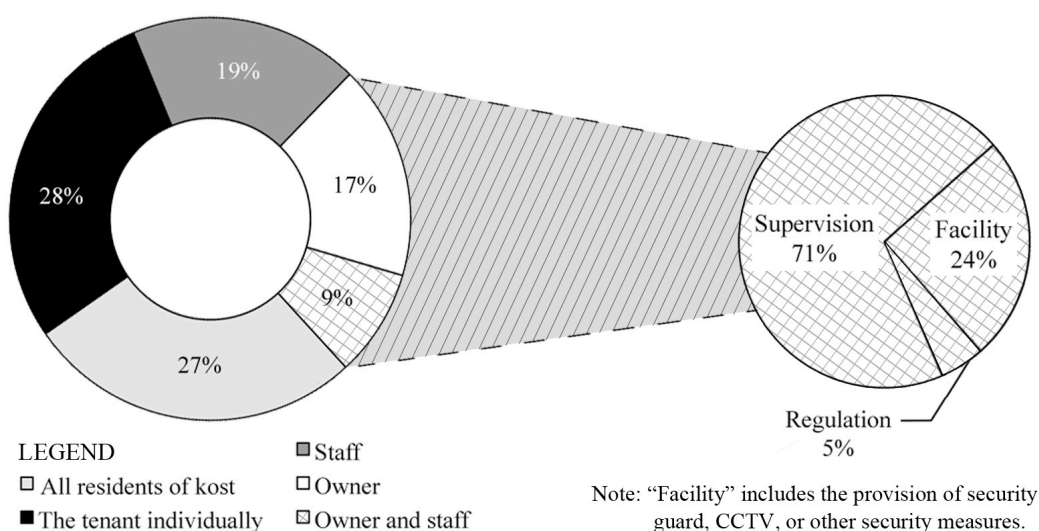


Fig. 7.14 Opinions on the responsible party of kost safety

On the other hand, there is no written rule on how the security is maintained in kost, thus tenants' opinions differ from one another. In regards to the safety measures in kost, the respondents who expressed that the safety of the kost relies mainly on the kost owner and the extra services or staff they provide, took 25% of the total cases, while 14% mentioned that the safety should rely on the tenants individually. 43% of the tenants stated that all kost residents should be responsible for the safety in kost (Fig. 7.14).

A number of tenants expressed that in general tenants should be responsible of their own belongings. Kost rooms should be locked even when tenants go out only for a while, e.g. to the bathroom and to visit other tenant, to ensure that no stranger will have access to their room. It is also because kost facilities tend to have guests coming in, either the guests of the tenants or the kost manager. Some respondents admitted of being uncomfortable having "outsiders" inside the kost.

In addition, based on Indonesian General Guidelines For Basic Healthy Homes, a house requires at least one bedroom, one multi-function area, and one bathroom (Indonesia Ministry of Settlement and Area Infrastructure, 2002). However, most kots do not meet the guidelines due to the lack of multi-function area, which is important to promote interactions. In accordance with this, only 23% of total respondents stated that they spend most of their free time in the public space (Fig. 7.15).

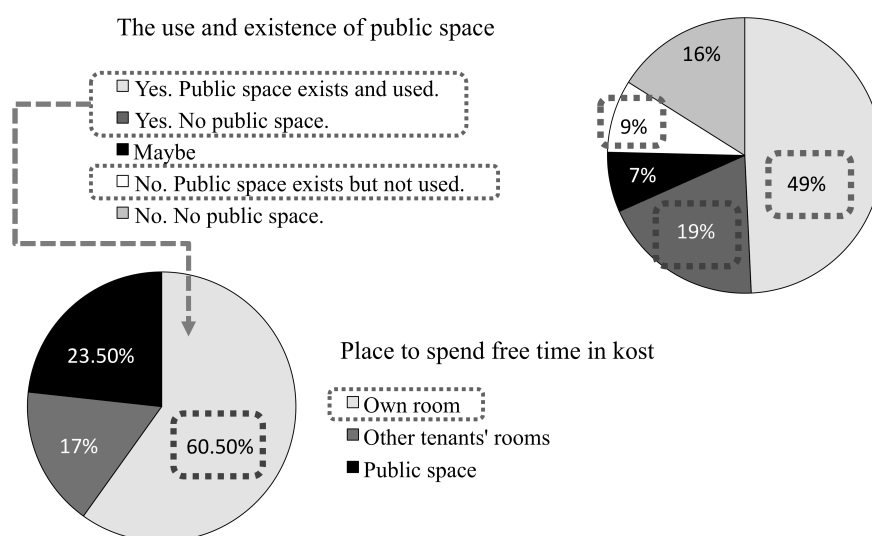


Fig. 7.15 The use and existence of public space

According to the respondents, social interaction existed in most kost cases, even in some kots with no public space. However, social interaction happened more in kost cases which had public space. On the other hand, there are a small percentage of cases in which public space existed but they were not used (Fig. 7.15). This may suggest that the public space failed to support the need of the residents or to promote social interaction. In some surveyed cases, the public places were observed to work functionally, e.g. kitchen for cooking, but they didn't provide enough space to do more, e.g. cooking together and having meal together after cooking.

61% of the respondents expressed that they usually spent their free time in their own room, while 16% stated that they liked to spend time in other tenant's room. It may reflect that this group had relatively active social interaction with other tenants, but they prefer to spend time in the room more due to either the lack of public space or facility to spend time together, or the need of privacy (Fig. 7.15). The fact that the social interaction exists in most cases while most respondents spend their free time in their own room is interesting. It may suggest that there are other important points that promote social interactions other than the existence of public space.

7.2.4. Tenants and Their Kost Neighborhood

Interaction between tenants and neighborhood exists but the intensity and quality are relatively low. 33% of total respondents do not know anyone outside their kosts, while 28% stated that they know 1 or 2 neighbors, who are usually the owners of food stalls or other services. In general, only 27% respondents think that it is important to know their neighbors, while 43% remained neutral. A few of the neutral respondents expressed that it seems to be not a must to know a lot of neighbors around their area, but it is nice to know a number of people, especially the staffs or owners of food stalls or services they usually go to.

When respondents were asked whether they feel to be part of their kost neighborhood, only 36% of total respondents answered 'yes'. 51% expressed that they didn't know any activities held around their neighborhood, while 20% are unconcerned about those activities (Fig. 7.8). 42% respondents stated that they didn't participate in neighborhood activities because they didn't know they exist, while 41% didn't participate because they simply didn't want to participate (Fig. 7.16).

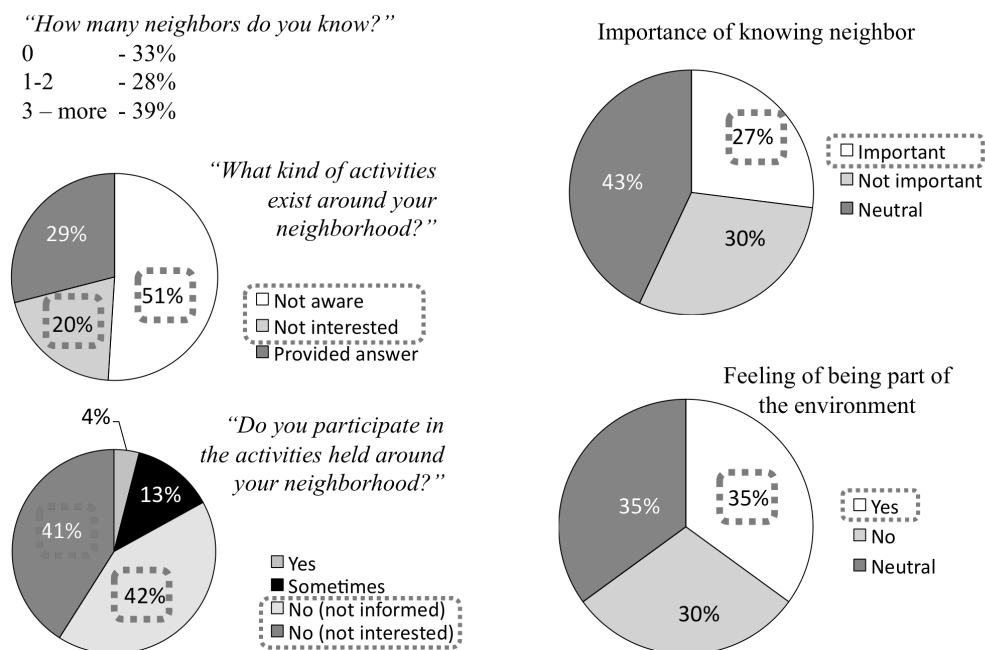


Fig. 7.16 Relationship of respondents with the neighborhood

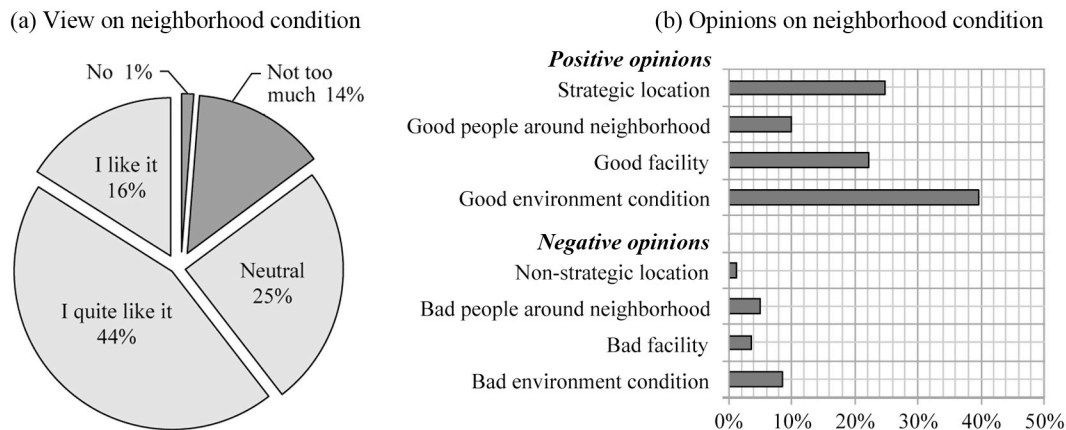


Fig. 7.17 Respondents' view and opinions on their kost neighborhood condition

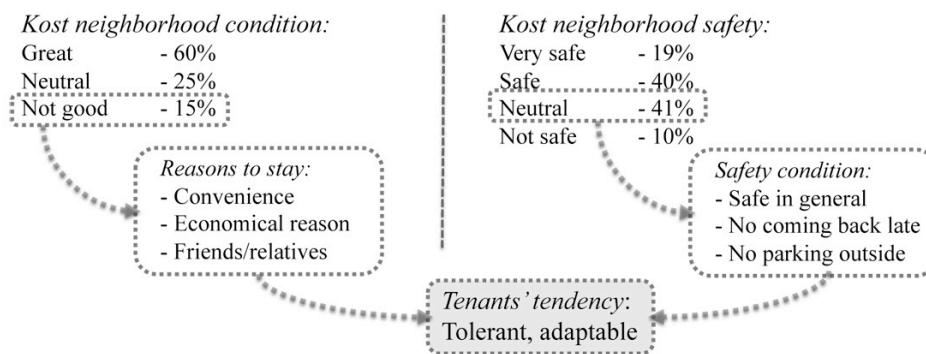


Fig. 7.18 Respondents' response towards the condition of the neighborhood

In regards to the tenant's registration process, the local government has been trying to monitor kost facilities and their tenants by creating a number of regulations to control the registration. Kost owner holds the responsibility to own a registration book of kost residents which follows the rule and guidance by the registry office. In addition, kost tenant is required to report him/herself to the ward registry office in which the kost belongs to, within 14 days prior to his/her arrival in the kost. However, in practice, a great number of kost tenants didn't proceed with the report at all. A lot of kost owners also still handle tenant registration without referring to the registry office's guidance.

7.3. TENANTS' PREFERENCES AND CONSIDERATIONS

Since kost itself is very varied in shape, then kost business owners need to map the preferences of consumers in choosing a kost. Meanwhile, often the costs incurred by the service quality has a trade-off relationship, which means the better the quality of services provided, it is necessary that the greater the cost. Therefore, service providers must be careful kost in drafting business facilities available in their kost. In terms of providing, kost need identify what the customer wants and what are the chances kost will always be

filled consumers. It is necessary to identify a mapping that serves as an extension of the vision in the kost service providers provide any facility in the kost into their products.

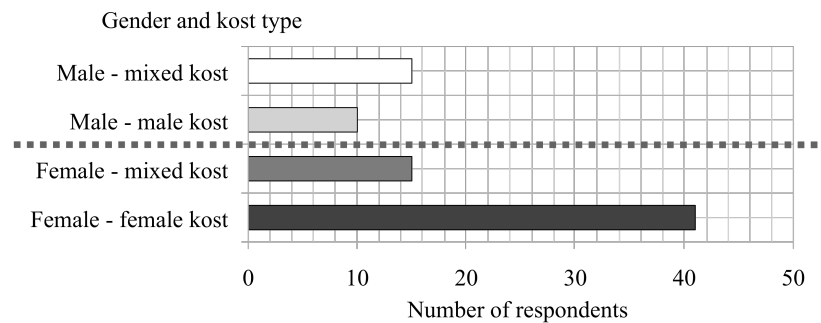


Fig. 7.19 Distribution of tenants based on their gender and type of kost

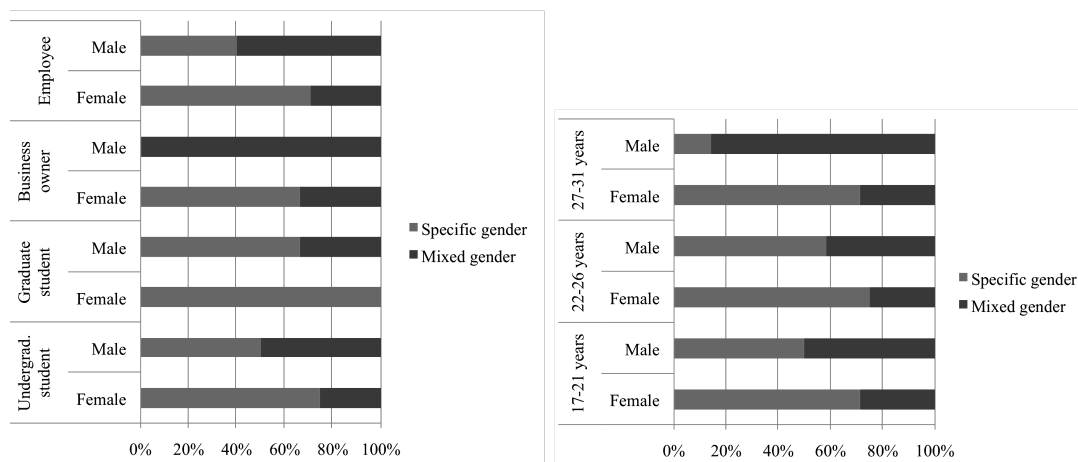


Fig. 7.20 Distribution of tenants based on gender, age, and employment status

Based on Fig. 7.19 and Fig. 7.20, although both types of kost have their share of customers, female tenants seem to choose the kost specially for specific gender more than male tenants. In addition, age seems to have more correlation to tenants' preference of kost type compared to tenants' employment status.

On the other hand, there is no written rule on how the security is maintained in kost, thus tenants' opinions differ from one another. Most respondents expressed that their kost was "safe" (44%) and "very safe" (33%), while only 6% expressed that they didn't find their kost safe. Some of the respondents who felt neutral on the safety condition (16%) stated that the facility is relatively safe, but tenants should be responsible of their own belongings. Kost rooms should be locked even when tenants go out only for a while, e.g. to the bathroom and to visit other tenant, to ensure that no stranger will have access to their room. It is also because kost facilities tend to have guests coming in, either the guests of the tenants or the kost manager. Some respondents admitted of being uncomfortable having "outsiders" inside the kost.

7.4. SUMMARY

This study reached the following conclusions:

1) Kost neighborhood reflects a heterogeneous community consists of people from various profiles, culture, and background. In accordance to this, new businesses and public facilities grow around kost, aiming to support the need of kost tenants. This seems to take part in developing the neighborhood itself and evolving the area into a livelier environment, although it tends to cause the area population becoming denser than it should. In addition, as a large number of kost facilities tried to achieve maximum land use efficiency and space orientation, they may cause crowding and discomfort to the environment.

Dedicated effort in regulating kost facilities is essential. The specific design standards should be formed in order to improve the physical condition quality of kost, e.g. kost layout and space provision, but regulations to manage kost social condition should be put into practice as well in order to achieve the best result altogether.

2) Kost tenants tend to consider the kost neighborhood they moved into as temporary, resulting in the lack of the sense of belonging to the place where they live, as well as the lack of participation in neighborhood activities and social interaction. In this case, the interaction exists mostly because tenants required a number of daily supplies and services. The social interaction with quality between tenants and neighborhood is not common, and mutual perspective between tenants and neighborhood seems not to exist.

Improvements in the social aspects of kost community may increase residents' awareness, sense of belonging, and the feeling of being part of the whole community instead of being temporary residents. Social interactions in kost housing and neighborhood must be promoted to facilitate the residents in finding mutual views, interests, and needs. This may help to improve residents' participation, which is essential in the sustainable process of maintaining and developing a residential neighborhood.

3) Although the social relationship seems to exist in kost and most respondents were generally positive to the idea of living with strangers, a large number of tenants are unaware about the conditions within kost, as well as the kost neighborhood, which may lead to the lack of sense of responsibility and concern. A lot of kost tenants didn't get any information on any activities or events around the neighborhood. This may suggest that there is a high chance of having the current neighborhood information system being ineffective. A further approach from neighborhood or local government is important to ensure the improvement of tenants' awareness and participation.

The neighborhood information system should be improved so that kost tenants are always informed on any activities or events occurred in the neighborhood. The distribution of posters and regular local announcement may fit for this purpose. This condition may trigger the participation of some tenants, and they may indirectly motivate the others to try visiting or participating in the events, as they have companions to spend time together.

In addition, proper registration of new tenants should be strictly conducted and reported to the neighborhood council, not only to ensure the safety of the neighborhood by having the full knowledge of people coming and leaving, but also to have a complete database that may help to understand the residents' profiles. This information is essential to be a basis while planning and building the domain, e.g. events and activity places, for them to interact.

4) The existence of public space is not the only important point that promotes the social interaction in kost. The frequency of possible encounters is also an important factor that triggers the start of basic greetings and conversations, thus promotes social interactions. Taken this case into an example, tenants with no attached bathroom in the room will have more chance to meet and have social interactions with other residents. Frequent interaction with others may facilitate tenants with the opportunity to divert from anti-social behavior, to understand the other tenants better, and to find similarities or common interests.

Efforts to create the media that improve the frequency of possible encounters and facilitate regular and consistent interaction should be put into practice. In addition, developing "stop-by space" for tenants may lengthen the social interaction period during these possible encounters. It may be achieved by providing clear area or a spot to lean or sit on when no public space exist, and by providing public space when applicable.

REFERENCES

- Adam R., 2012. People Being Indifferent to the Neighborhood: the Police (in Indonesian). Liputan 6. March 20. Retrieved from: <http://news.liputan6.com>
- Bakti, A.S., 2013. The Role of Community in Terrorism Prevention (in Indonesian). Koran SINDO, June 29. Retrieved from: <http://nasional.sindonews.com>
- Brennan, M.A., 2009. IFAS Community Development: Enhancing Community Through Social Interaction. UF/IFAS Extension, FCS 9206.
- Catanese, A.J., 1996. *Pengantar Perencanaan Kota* (in Indonesian), Jakarta: Erlangga.
- Chavis, D. M. and Wandersman, A. (1986) *Sense of Community Through Brunswik's Lens: A First Look*. Journal of Community Psychology, 14: 24-40.
- Indonesia Ministry of Settlement and Area Infrastructure. (2002). *Decision of Ministry of Settlement and Area Infrastructure No. 403/KPTS/M/2002 on the Technical Guidelines for the Development of the Basic Healthy Homes*. Indonesia Ministry of Settlement and Area Infrastructure. Indonesia Ministry of Settlement and Area Infrastructure.
- Indonesia Regional Government of DKI Jakarta Province. (2010). *Regional Regulation of DKI Jakarta Province No. 11 Year 2010 on Hotel Tax (in Indonesian) [Online]*. Retrieved Aug 19, 2015, from Regional Regulation of DKI Jakarta Province: <http://dpp.jakarta.go.id/wp-content/uploads/downloads/2012/05/PERDA-NO-11-TAHUN-2010.pdf>
- Jakarta Housing Department, (n.d.) Kost Housing (in Indonesian) [Online]. Available from: <http://rumah-gedungjakarta.org/dpgp/program-dpgp/perumahan/pelayanan-penghuanian/rumah-kost.html> [Accessed 3 Apr 2013].
- Luloff, A.E., and Bridger, J., 2003. Community Agency and Local Development. In: Brown, D. and Swanson, L. ed. *Challenges for Rural America in the Twenty-First Century*. University Park: Pennsylvania State University Press, pp. 203-213.
- Pretty, G., 1990. Relating Psychological Sense of Community to Social Climate Characteristics. Journal of Community Psychology, 18: 60-65.
- Roseland, M., 1998. *Toward Sustainable Communities*. Canada: New Society Publishers.
- Said, F.R.D. and Yuliasuti, N., 2013. *Mass Housing Sustainability based on Community Cohesion: A Case Study at Sendangmulyo, Indonesia*. Procedia Environmental Sciences, 17: 814-821.
- Syme, S.L. and Ritterman, M.L., 2009. *The Importance of Community Development For Health and Well-Being*. Community Development INVESTMENT REVIEW: 1-13.
- The Jakarta Globe, 2009. Kost and Student Housing 'Logical' Hiding Spot For Terrorists: Expert. The Jakarta Globe, October 9. Retrieved from: <http://thejakartaglobe.com>
- Wilkinson, K., 1991. *The Community in Rural America*. New York, Greenwood Press.
- Zaff, J. and Devlin, A. S., 1998. Sense of Community in Housing for the Elderly. Journal of Community Psychology, 26 (4): 381-298.

CHAPTER 8. CONCLUSIONS

8.1. CONCLUSIONS

This research managed to reach various conclusions through each part of the studies, and the final conclusions and their relationships are explained in Fig. 8.1. Through this study, the current conditions as well as various aspects and characteristics of kost were explored, and four main ideas of approach that may improve the condition of kost and housing in Indonesia were formed.

First of all, in regards to the current conditions of kost, it was found that a kost has formed a heterogeneous residential community due to the nature of kost of being open to almost anyone from various culture and background. In addition, as each kost reflects a housing facility with design personalization, it may provide plenty of options for its heterogeneous tenants' need and preference.

Further, being in the boundary of a private house and a rental facility, a kost is set up and operated informally following the owner's preference, thus cases that cause discomfort to tenants due to lack of facilities or sense of security may exist. In addition, kosts tend to have flexible and informal set up, design process, and operation. The undefined standard of operation and arrangement of kost may hinder improvement opportunities to its quality of services by government. A kost also shows the characteristics of a self-organized facility with temporary and informal nature.

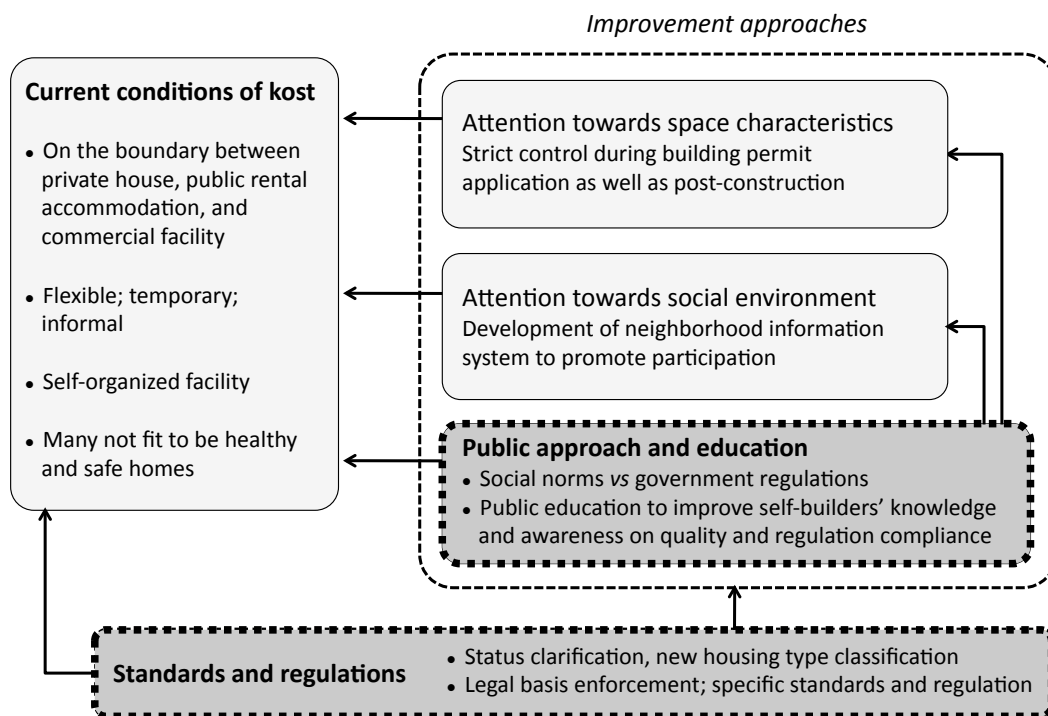


Fig. 8.1 Final conclusions and their relationship

The first approach towards kost improvement is to give extra attention on space characteristics of kost. As it was noticed that many kosts are not fit to be considered healthy and safe homes, in addition to the formation of the minimum requirements for kost design and planning, strict control during building permit application as well as post-construction checking seem to be necessary.

In fact, strict enforcement of IMB is significant, since it should be the basic requirement for all building constructions. Moreover, a new classification for a kost that differentiates it from a private house in the IMB application may be necessary. To separate the requirements, as well as the design and planning freedom of a private house and those of a kost. Further, post-construction checking may ensure that the construction is done properly following the IMB application.

In addition, the second approach is to provide attention towards the social environment of kost. As a kost and its neighborhood tend to be considered temporary by the tenants, this may have led to the lack of participation and sense of community of tenants. In this case, the development of neighboring information system that may integrate various parties involved in the neighborhood may be a suitable solution to improve the current condition of kost.

The third approach is related to public approach and education. This approach may not only help to improve the current condition of kost but also support the previous two improvement approaches.

It was noticed that owners and tenants seem to consider social norms workable in many aspects in the society, especially in cases that appear to be relatively insignificant to them. Without owner's awareness on the quality and adequacy of kost, the existence of standards and regulations would not be effective. Therefore, rigorous efforts to educate the public seem to be necessary at the basic steps for improvement.

Moreover, it is important to provide easy access to the building and housing regulations for the public in order to educate the public and increase compliance awareness. In addition, it seems necessary to provide wider exposure to improve the knowledge of self-builders on building design, planning, and construction.

Lastly, the fourth approach works on the aspect of standards and regulations. This approach may not only help to improve the current condition of kost but also support the previous three improvement approaches. The clarification of kost status and new housing type classification were observed as necessary. The absence of specific regulations for kosts allows owners to freely develop their kosts. Currently the planning and design standards for kosts follow the standards for private house, while in fact kosts seem to present characteristics that extend over the private attributes and affect the public domain. The arrangements are carried out following the owners' preferences as in private homes, while in fact kosts are more public, and not for the owners' use. As the space outside tenants' rooms may be defined as public instead of private space, it is important to ensure that kosts are not developed with the same freedom as private homes.

The enforcement of the legal basis for kost is significant to ensure that kosts contribute positively to the improvement of the quality of life of people who live in and

around the facilities. In addition to the further enforcement of the current legal basis, specific minimum requirements and regulations for kost should be applied.

8.2. DISCUSSIONS AND PROPOSALS

8.2.1. Discussions

Indonesia is facing problem of housing backlog that has been increasing fast annually. Even if the current program of building one million houses per year is successful, Indonesia will still need a long time to overcome the backlog. The government aims to provide houses for Indonesian citizens. However, priority is given to the middle-lower income groups.

Currently several strategies to provide affordable houses have been done. In rural areas, where the price is relatively low, developers are encouraged to build small houses. The regulation requiring developers to build low-cost houses when they develop real estate applies to increase housing provision support from them. However, it is not easy to enforce this regulation, as the national government is not involved directly in issuing permits to developers. The monetary crisis has also made this regulation ineffective. In Jakarta, the city administration makes adjustments. They allow developers not to build low-cost houses, but require them to pay some money in exchange.

Indonesia is targeting to decrease the total number of slum areas in Indonesia year by year. It is not an easy process because it is not only about moving them to low-cost apartments, but it also requires an economic empowerment scheme so that they can maintain their livelihoods in the new place. It also depends on the budget, because people in this group couldn't buy any house due to the low income. As Indonesia has no budget for housing development, it all depends on the private sectors. Budget allocation to build low-cost rental apartments, are meant to eradicate slum areas in big cities and for industrial workers and students.

The government also needs to involve people in the villages in the program to prevent urbanization. Basically, urbanization occurs because people believe it is easier to make a living in the cities rather than in the villages. The ministry of housing encourages villagers to build their own landed-houses and the financial institutions should provide easy access to housing credit for them.

Indonesia's housing finance system has been improved through times to help Indonesian residents to obtain their houses. However, they inefficiently targeted only the top 9% of the population with a relatively stable income, as 91% of the population has limited procuring power. In addition, a lot of studies towards Indonesian housing problems have been conducted, but most of them stressed on housing finance system, policies, and housing condition improvement.

Formal and informal rental housing may be a solution to overcome the lack of affordable and adequate housing. As the accumulating informal housing and rental

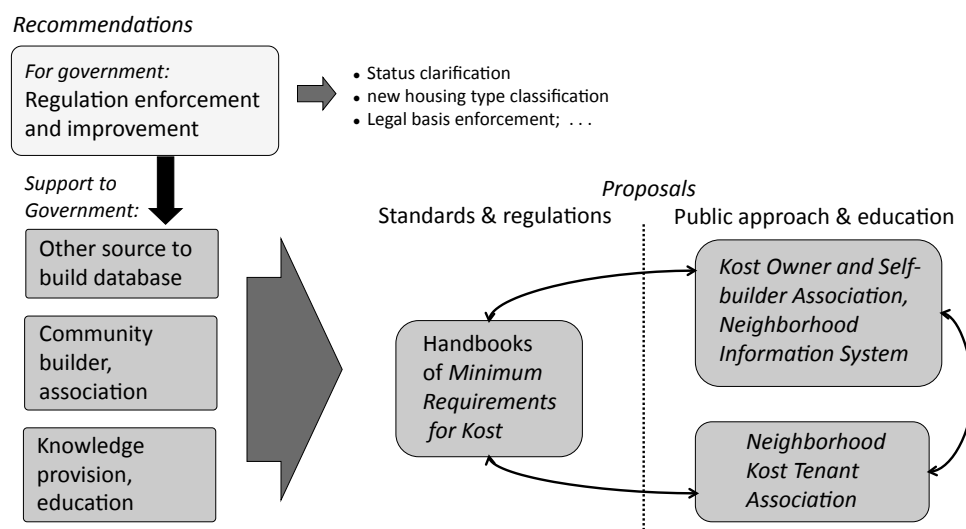
facilities have become the most affordable option to the majority, they may be the best instruments to function at this moment. Therefore, it is important to examine optimization steps towards formal and informal rental housing, and propose them to be part of main considerations in housing finance, planning, and policy development.

In addition, people's awareness may work as the main drive to support law enforcement and development plan. Indonesia's housing development plan may have overlooked people's participation in the reconstruction process. Focusing on the social side of the crisis, e.g. social structure, community support, people's awareness, and trust among different groups, the proposal of the new development plan based on these ideas may encourage people to take a major role in the change of their living environment.

Standardization may support as a basis of an integrated vision and action of each party involved. Inefficient long and medium-term housing development plans in Indonesia may be due to a shortage in intensive studies. In this case, it is important to specify the community characteristics, changes in society, and appropriate housing type for the residents. Further, standards of design, operation and arrangement that aim to achieve integrated development efforts for housing should be developed.

8.2.2. Proposals

Based on the final conclusions, approaches on standards and regulations and public approach and education seem to have more potential impact to various aspects, therefore several recommendations and proposals were developed based on these two approaches (Fig. 8.1). Three proposals were developed, in which one is related to the attentions towards standards and regulations, while two are related to the attentions towards public approach and education. These proposals are in fact related, thus it may be necessary to apply them together as they may influence and support each other (Fig. 8.2).



8.2. Developed recommendations and proposals

The proposals are as follows:

1) The first proposal, which is related to standards and regulations, is about the publication of handbook of the minimum requirements of design and construction for kost by region. This proposal may provide knowledge and easy access to self-builders and professionals. In addition, it may work together with the new housing classification type for kost and socialization to public.

Several regulations managing various aspects related to the design and planning that can be applied to kost exist. However, the standards and guidance are mentioned in different regulations, which make it relatively difficult for the public, notably self-builders, to understand and follow. It may be necessary to publish a handbook of minimum requirements for kost, which incorporate all standards, requirements, and guidance for easy reference (Fig. 8.3).

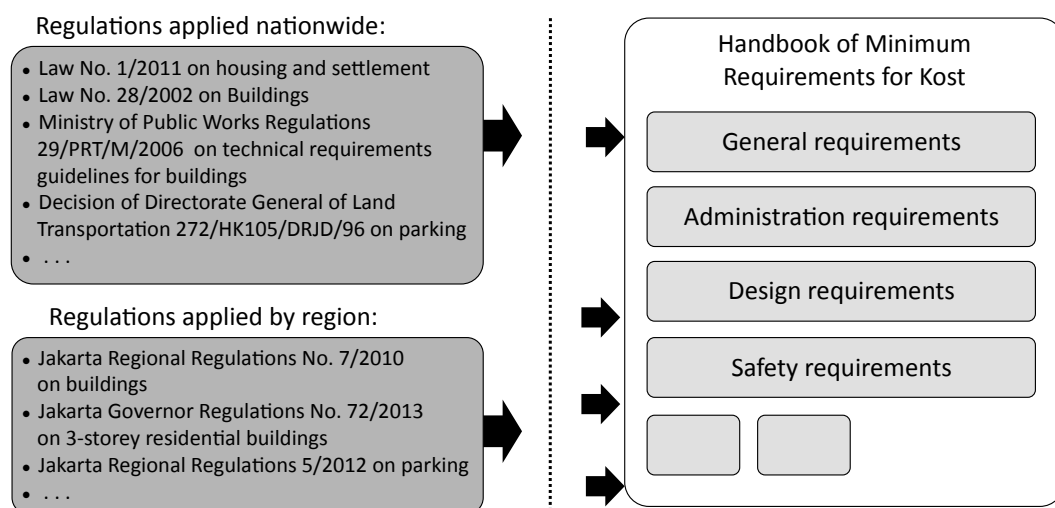


Fig. 8.3. Main idea of the proposal of handbook of minimum requirements for kost

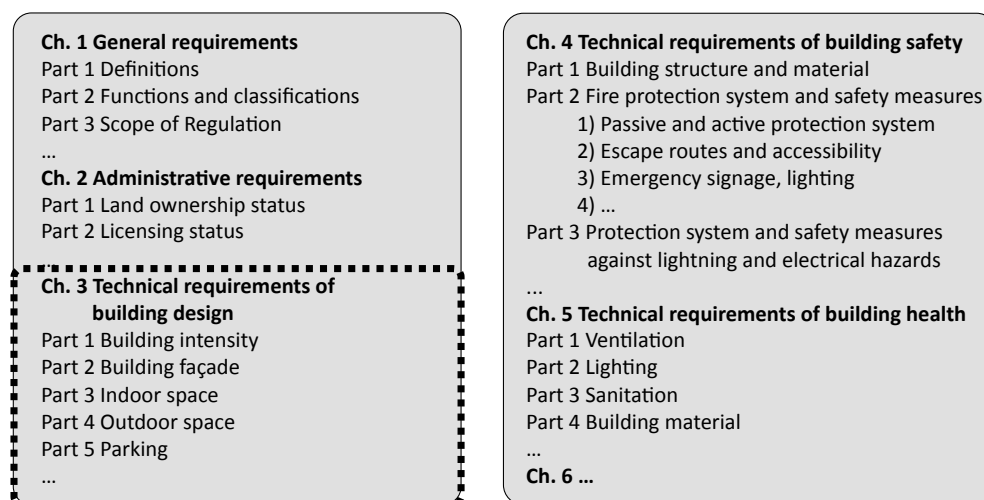


Fig. 8.4. Example of the structure of handbook of minimum requirements for kost

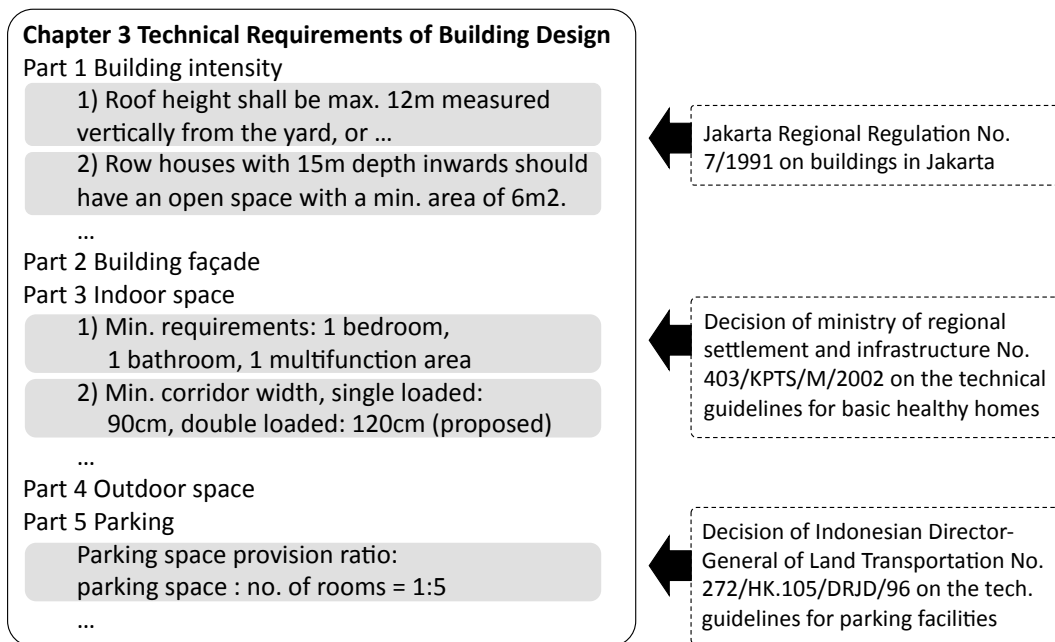


Fig. 8.5. Chapter example of the handbook of minimum requirements for kost

Specific design standards and regulations in order to regulate kost environments, e.g. the living arrangements, safety measures, daily operation and space distribution, should be formed and strictly applied in order to improve the physical conditions of kots, to provide better living conditions for tenants, and to maintain a sense of community in the residential neighborhoods.

2) The second proposal is on the formation of Regional and Neighborhood Kost Owner Association, Self-builder Association, and Neighborhood Information System. Aiming to be efficient tools for public education and knowledge providers, this proposal may benefit various parties related to kost.

In regards to kost owners and self-builders, the formation of Kost Owner Association and Self-builder Association may support owner's right, while it may improve knowledge on building design, planning, and construction. In addition, the neighborhood information system may provide easy access to neighborhood information.

In regards to kost tenants, Kost Owner Association and Self-builder Association may ensure proper kost construction, management, and operation by owner, which further may improve kost living condition and support tenants' right and welfare. Similarly, the neighborhood information system may provide easy access to neighborhood information for tenants.

In addition, as for the government, these associations may provide database of kost owners and information on kost cases. Further, well-informed owners and self-builders with awareness on the importance of quality and regulation compliance may support planning and legal basis enforcement by government.

In regards to the neighborhood, these associations may improve neighborhood condition as well as communication between the neighborhood, kost owners, and kost

tenants. Further, well-informed owners and self-builders with awareness on the importance of quality and regulation compliance may become more supportive on planning considerations and decisions in the neighborhood.

Increased collaborative design and public education seem necessary to provide wider exposure to improve the knowledge of self-builders on building design, planning, and construction. These associations of self-organized housing and platforms to offer adequate and affordable design services that meet the official guidelines and design standards to potential house owners are promising options.

3) The last proposal is about the formation of Neighborhood Kost Tenant Association. Aiming to be an association to protect and gather kost tenants within the neighborhood as well as knowledge providers, this proposal may benefit various parties related to kost. This proposal may work more effectively together with the Regional and Neighborhood Kost Owner Association, Self-builder Association, and Neighborhood Information System mentioned in the previous proposals.

In regards to kost tenants, the formation of Neighborhood Kost Tenant Association may protect tenants' right and welfare while living in kost. When there is a problem occurred in their kost, they may have a place to report. In addition, it may be a place to meet other temporary residents in the neighborhood, hoping that it may improve socialization among the tenants. Further, as this may provide easy access to neighborhood information system to tenants, it may improve tenants' involvement in the neighborhood.

In regards to kost owners, the formation of Neighborhood Kost Tenant Association may become a place to share information about kost existence to kost seekers, making it another source for free advertisement. In addition, regulated and well-informed tenants with higher level of awareness may enhance their kost safety.

In addition, as for the government, this association may provide database of kost tenants and information on kost existence, conditions, and issues. Further, well-informed tenants with awareness on regulations as well as occurrences around the neighborhood may support efforts towards planning and legal basis enforcement by government.

In regards to the neighborhood, Neighborhood Kost Tenant Association may improve neighborhood safety as well as tenants' awareness and participation in the neighborhood. Well-informed tenants with higher level of awareness on community occurrences and regulations may support planning considerations and decisions in the neighborhood.

8.3. FUTURE WORKS

As Indonesia's housing finance system has inefficiently targeted only small of the population with a relatively stable income, housing ownership should not be the main aim before the slum areas and informal settlements are successfully regulated, and all residents live in an adequate housing and healthy environment. In addition, while continuous support to housing ownership and improvement efforts are important, the people take the major role in achieving sustainability for all efforts done by government.

Similar conditions in Indonesia were experienced in Japan just after World War II. Having Japan post-war housing situation as a case study, it is assumed that the shortage in intensive studies and unspecific standards for design and construction may cause unclear and inefficient regulations and policies. Therefore, standardization is crucial to integrate the vision and action of each party involved.

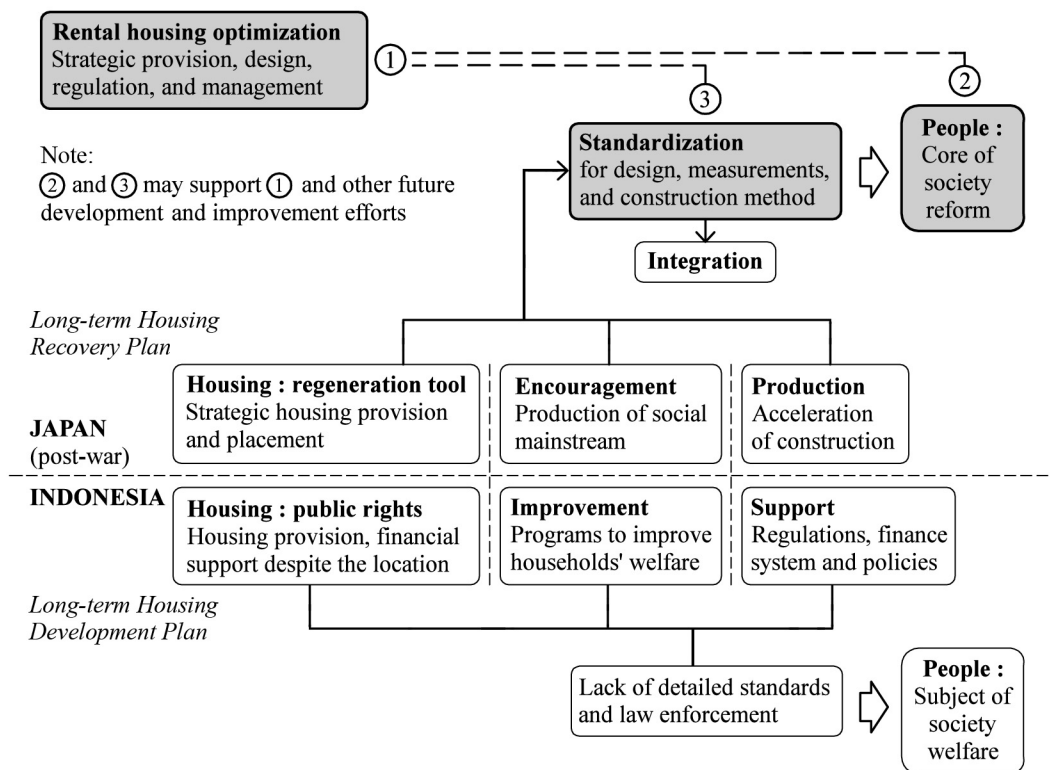


Fig. 8.6 Outline of future works as the continuation of this research

By extracting and presenting the main lessons from the Japanese post-war housing experience, this study is expected to come up with proposed solutions to deal with Indonesia's housing problem. While improving the unorganized state of informal rental housing and settlement, the new enhanced living condition, management, and provision strategies will potentially be the solutions to overcome the lack of affordable and adequate housing in Indonesia.

The encouragement to the residents will be the main drive to support the law enforcement and housing development plan. With people's awareness towards the importance of maintaining quality and development efforts for housing settlement and environment, the enforcement of the existence of standards and regulations could be effective and efficient.

Standardization would be a basis in integrating the vision and action of each party involved in the development efforts. The defined standard of operation and arrangement for housing can be implemented to the next RPMJM Medium-term Development Plan 2019-2023, and serve as the main support for improvement opportunities and quality of services by government.

This research may be useful for the development of housing system, planning, and policy in other developing countries. Further, the comparison case study between Indonesia and Japan will be a strong base of collaborative housing and planning research and knowledge sharing between Indonesia and Japan.