

Rented Simple Flats in DKI Jakarta and Their Residents Perceptions

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Abstract. Rented simple flats (rusunawa) are established in big cities such as DKI (Special Capital Region) Jakarta, one of which is to overcome the problem of limited residential land. Various efforts have been made by the provincial government to overcome the housing problems of its citizens, especially those with low income levels. The establishment of the rusunawa was carried out by the provincial government to overcome the problem of homelessness for some low-income people who part of them work in the formal sector such as low-level civil servants, as well as in the informal sector such as hawkers, motorcycle taxi or bus drivers, sales assistant, factory workers and so on. Apart from that, communities affected by natural disasters such as floods or fires, as well as relocation projects for residents who occupy improper landzone for housing. There are lots of stigma in the community regarding rusunawa and apartment residents in general, most of which have negative connotations such as slum, unorganized, and minimal facilities. Researchers want to see how the residents' perceptions of the conditions, their wants and needs of a flat are in accordance with their expectations so that it becomes a comfortable and safe place to live in accordance with the purpose of its procurement, as well as how the social interactions of its citizens. This study used a qualitative approach with data collection using the method of observation, interviews, and documentations with the subjects of residents of several rusunawa in the West Cakung area of East Jakarta, who had lived in these rusunawa for more than one year. This research hope that it can inform, educate and increase general public's understanding of the rusunawa as well as the wellbeing of its residents.

Keywords: *rusunawa, social interaction, perceptions.*

1. INTRODUCTION

The year 2020 in Jakarta begins with several days of continuous heavy rain which causes catastrophic floods in most of its areas. The flood disaster even resulted in the paralysis of various facilities and infrastructure in Jakarta. There was a blackout, mass transportation modes stopped, and many residents' houses were flooded, especially in riverbank areas [1]. With the large number of residents whose homes were flooded, the

Provincial Government has provided temporary shelters in several locations in the Jakarta area. There are several flat owned by the Provincial Government which are used as temporary shelter locations for residents throughout the DKI Jakarta area, such as in the East Pengadegan area and others. The Provincial Government even offers residents who live in riverbanks and other slum villages who have a DKI Identity Card (KTP) to stay in government-owned rusunawa-rusunawa, which are in the West Cakung Flats, East

Jakarta. People who live on riverbanks or whose patterns of settling back to the water are usually people who are marginalized by urban life. As a result of this behavior, the waterfront area in urban areas has turned into a slum area. As a result of changes in the function of the area, problems such as silting rivers, landslides, flash floods and other natural disasters are often encountered. The character of the settlements on the banks of the river is the character of the settlements that are often found in urban areas in almost all cities in Indonesia.

The culture of living on the banks of a river or a water civilization was only recognized by humans about seven thousand years ago. Humans who live permanently, no longer move around like the previous civilization. They settle on the shores of the coast and the banks of large rivers and develop civilization of water or wet rice fields, the location of water banks or rivers has always been the choice of humans as a place to live. Based on the history of human settlements, the main location chosen as a temporary or permanent settlement is a location near water. In subsequent developments, cities were formed around water sources, this is to meet the needs of clean water, drainage and agricultural irrigation, as well as transportation.

Since the emergence of water culture, human culture has begun to develop rapidly. Settlement patterns that follow the topography of the river make the existing settlement patterns built on minimal land and are built overlapping. As a result, the ground mass arrangement became irregular and dominated by pavements for circulation pathways. The characteristics of the area are identical to slum areas and are not well organized and lack of facilities [2]. Population growth and pressure due to urbanization has implications for the increasing need for residential locations, economic activities, recreation and other infrastructure. This of course resulted in the city expanding and growing randomly.

The image of slum areas in riverbank community settlements can be improved by improving the quality of settlement areas through the development of various community empowerment programs and the development of green open spaces. The development of green open spaces involves community participation with the aim of increasing a sense of belonging to the space around them. So that the sustainability of environmental can be maintained. It needs to be realized that the existence of good green open space in a city or in an area of the city will be able to increase the competitiveness of the city or region itself [3]. However,

people who are accustomed to living on the banks of rivers have their own thoughts or perceptions about the ease of access when living along rivers and rivers using rivers as transportation infrastructure even though many are built on minimal land and are constructed overlapping.

Flats are one of the alternatives in solving problems of land and population density in the capital, but this can cause problems. A study conducted in various flats in the South and Central Jakarta area showed that the limited size of the flat caused the occupants to have limited space. The density of land in the capital can also have an impact on increasing the crime rate, either in the form of crimes within or outside the household. The condition of the city with competition and the very high demands of urban life triggers conflict, anger, and hostility as an effort to self-defense. Therefore, it is necessary to adjust the construction of flats that can provide integrity and minimize land, apart from being safe and comfortable, for the residents.

Community life can be broadly grouped into two interrelated activities, formal and informal. Informal life is a significant thing in urban planning which is significantly different and separate from formal activities. Although shapeless and scattered, informal community life is clearly visible and emerges as the center of attention. This indicates that there are variations in public spaces that serve the public voluntarily, informally, and pleasantly; besides also facilitating individual meetings outside the home and outside of work time [4].

In the rusunawa, groups of informal traders are facilitated by establishing facilities for official trading with very affordable or cheap rents. This merchant group also acts as a social group. The informality that occurs forms daily routines and activities that support the economy among the residents of the flat.

1.1. Previous Research

To find out the perceptions of the residents of the Rusunawa on their occupancy, it is necessary to have a preliminary research on the infrastructure, facilities and other supporting facilities provided by the provincial government in the existing Rusunawa, in this study is West Cakung area. The Rusunawa which is located in West Cakung area, East Jakarta consists of several Rusunawa blocks in 3 different locations but not far away from each other, namely the RGTC rusunawa

(Rusun Griya Tipar Cakung), Rusunawa Albo (Cakung Barat), and Rusunawa KM2 Bekasi Cakung. The three Rusunawa are managed by the Apartment Management Unit (UPRS) which is centralized in RGTC with the task of carrying out the management of the flats in accordance with Governor Regulation (Pergub) no. 351 article 4 paragraph 1 of 2016.

The facilities and infrastructure in all 3 rusunawas locations are more or less the same, namely:

1. The 36 m² residential unit has 2 bedrooms, 1 bathroom, living room, kitchen, clean water, apar. the occupancy rate ranges from Rp. 192,000, - up to Rp. 545,000, - per month depending on the floor height and the type of occupant (workers / civil servants / general / target groups).



FIGURE 1: Rusunawa RGTC with sports facilities (Source: UPRS Cakung Barat).



FIGURE 2: Rusunawa Albo Cakung Barat with a Mosque and special Mini Trans transportation facilities.



FIGURE 3: Rusunawa KM2 Bekasi Cakung. Business Units on the ground floor and Residential Units above.

2. Clean water facilities, namely ground water tanks and roof water tanks.
3. Dirty water facilities, namely STP biotech and dirty water channels.
4. Power supply from PLN, Department of Industry and Energy, Genset.
5. Fire facilities, namely the availability of hydrant, fire extinguisher, and deep well.
6. Flat security are guarded by a group of security guard for 24 hours a day. The entrance/exit of the RGTC Rusunawa is only 1 in the front area of the complex. The entrance to Rusunawa Albo Cakung Barat and KM2 Bekasi Cakung is differentiated for entry and exit, but traffics are only one direction and each door (entrance/exit) is guarded by a 24-hour security guard.
7. Health and legal facilities, namely public polyclinic, health center, posyandu, ambulance car, women and child abuse complaint post (PPKPA). Even though these health and legal facilities are located within the RGTC

complex, they can also assessible to the community around the Cakung Barat flat. Also, the ambulance services, eventhough parked inside RGTC, serves to all areas of East Jakarta.

8. Common Facilities: PAUD, RPTRA, Basketball Court, Badminton, Volleyball, Futsal, Hall, Libraries, Parks, Mosques and Christian Worship Rooms, Two-Wheeled Vehicle Parking Facilities, Food stalls on the ground level of each apartment blocks.

9. Other facilities and/or activities available for all 3 rusunawas are:

- a. Free Mini Trans transportation that has a poll at Rusunawa Albo to serve residents to the Trans Jakarta Terminal at Pulo Gadung by passing RGTC and the streetside gate of the KM2 Flat, going back and forth every 30 minutes.
- b. The activity of selling cheap basic food packages containing: 5 kg of rice, 1 kg of eggs, meat, 1 kg, 1 kg of fish, and 1 chicken; which is sold for Rp. 96,000, - at the beginning of each month, with the

aim of increasing nutritional intake of rusunawa residents.

- c. In the manpower sector, residents of the flat are given the opportunity to become employees of one of the flat, such as administrative staff, security personnel, cleaning staff, early childhood teachers, and so on. This of course really helps the residents of the flat to get a job and a decent place to live so that it calms the mind.
- d. For children's and youth activities, apart from UPRS and the residents themselves who often provide activities for their children, several independent organizations, such as Reach Out Foundation, Inspiration Factory.Org and so on; also often organizes activities specifically for children and adolescents using the RPTRA rusunawa facilities which are spacious, safe, comfortable, and fun.

1.2. Research Urgency

There is a necessity to have along term spatial planning strategy when developing flat housing projects in order to avoid causing social problems in the future. Therefore, it is also necessary to find out the perceptions of the residents of the apartment itself so that there is a match between the conditions, wants, and needs of a flat. These perceptions or thoughts will then become the basis for individual residents of the flat to respond to their environment or become the basis for individuals to behave when in the apartment environment [5].

Urban development is often accused of converting productive fertile soils, negating important ecological functions that previously existed. Therefore, it is necessary that the development of the city be directed to areas where community relations with the land have been loose . Realizing sustainable development means realizing a development in which there is an integration of economic, ecological and socio-economic and socio-cultural aspects, such as what happens in a flat. One of these aspects is not considered in development planning, so the realization of the development will not be sustainable. The concept of sustainable development applies in all fields of development business including flat, which is included in urban development planning. Urban areas are emphasized more because cities are relatively more densely populated, as centers of various production or industrial activities that produce production waste, and also as centers for various activities such as education, health, socio-cultural,

political, tourism industry, security, transportation, and so on [6].

In accordance with Abraham Maslow's humanistic theory [7] , also in Hall, Lindzei, & Campbell [8], the level of human needs starts from their physiological needs first, namely basic needs such as food, drink, clothing, fresh air to breathe, and shelter. decent, and so on. Children who are raised by parents who can provide basic needs for their families will certainly feel that their physiological needs are met so that their needs will increase to find a sense of security. The assistance for the sale of cheap basic necessities, which is held at the beginning of each month in the West Cakung flat is also very helpful for residents to meet their basic needs and nutritional needs. The provision of cheap, livable flat-houses with sufficient electrical power, also in large areas and free of floods, adds to the comfort of getting a place to live that provides integrity. Humans want to always feel safe to carry out their daily lives. Therefore, a sense of security is the next need that will be sought and fulfilled by humans. Living in a flat that has a good security system will increase the comfort of the occupants, especially if the security guards are residents of the flat so that he will protect his own environment. The existence of a policy to prioritize the residents of the flat to fill job vacancies related to all the management activities of the flat adds to the sense of security in getting a job and income. Parents with regular income who live in the flat will feel economically safe and in turn spread a feeling of security to their families When the individual occupants feel safe and comfortable, they will develop themselves more broadly by socializing. The large number of Rusunawa families that have offspring provides the widest possible opportunity for their offspring to develop their ability to socialize. This of course will also increase the child's self-confidence so that he will also be more productive in living his life along with his growth and development.

Furthermore, Euri Bronfenbrenner, also in Papalia, et.al. [9] with his Ethological theory (in Researchgate) states that life is a reciprocal relationship that cannot be separated between residents and their environment. Whatever happens in the environment will greatly affect one's physical, cognitive and mental development. Likewise, vice versa. What becomes an individual's thoughts, feelings and behavior will affect their environment.

A well-managed apartment will have a positive impact on its residents. Likewise, parents who raise their offspring in a safe, comfortable, and serene environment, the offspring will be able to develop the strength of their respective characters to interact with their environment and become tough, adaptable, and friendly individuals [10].

2. METHOD

2.1. Research design

In connection with the residents' perceptions of the flat, a research was conducted using a qualitative research design method which aims to determine the perceptions of residents who have lived more than one year in the flat. Qualitative research methods are considered appropriate because this method is based on an interpretive paradigm. In which the explanation of social and life events is a common sense framework that contains meaning of the experiences from everyday life. Apart from that, a qualitative method was also chosen because: (1) social reality, in this case life in a flat is something that is perceived subjectively by individuals; (2) Humans are influenced by their social world, creating a series of meanings in living their lives; (3) The research aims to understand social life and individual appreciation of the life they lead personally.

2.2. Participants

There are six research subjects in this method who have the following characteristics: (1) at the stage of development of young and middle adults (ages 20-60 years); (2) has lived in one of the flat for at least one year, in order to have sufficient experience to perceive flat; (3) able to communicate well, so that the information obtained can meet the research objectives. This amount is also to support the triangulation of qualitative research methods that allow researchers to cross check the answers of research subjects.

The subject taking method is incidental sampling with non-probability samples technique. According to Cohen & Swerdlik incidental samples are the subjects available for use. By conducting incidental sampling, researchers can take subjects who happen to be in flat areas at the time of data collection. Non-probability samples are not random subjects taking. The subjects used in the study were not randomly selected (non-

probability samples), that is, not all members of the population in the apartment that the researcher visited had the same opportunity to become research subjects. Subjects must be residents of one of the West Cakung Rusunawa who have lived in the flat for at least one year.

2.3. Instruments

Seeing the background and objectives of this study, it was decided to use the data collection method using the method of observation, interviews, and documentation. Interviews are needed to explore dynamic factors or basic factors, which motivate a person and are responsible for the emergence of observable patterns of behavior [11] using pre-prepared questioners. Observations were made on the subject and their interactions with the flat environment in accordance with the findings in the field using pre-prepared checklists. Documentation in the form of a flat profile from UPRS and photos of the flat is needed to support the results of observations and interviews.

2.4. Procedures

1. The research implementation process begins by listing the research locations in the Jakarta area.
2. Visiting research locations in 3 areas of East Jakarta, namely:
 - a. Rusunawa RGTC, Jl. Raya Tipar Cakung
 - b. Rusunawa Albo Cakung Barat, Jl. Raya Tipar Cakung
 - c. Rusunawa KM2 Cakung, Jl. Raya Bekasi Cakung
3. Environmental observations are carried out first to get an overview of the location and its occupants, accompanied by the collection of documentation photos.
4. Interviews were conducted on incidental sampling using the technique of non-probability samples.
5. Meeting the head of the UPRS rusunawa-rusunawa which was intended, namely after obtaining a Research Permit from the DKI Provincial Government Housing Agency, Jl. Taman Jatibaru, Cideng, Central Jakarta.

6. Follow-up interviews were also conducted with the Head or Staff of UPRS Cakung Barat as a gathering place for researchers and an opportunity to introduce oneself. Besides, it is also part of data triangulation.

7. Analyze and interpret data according to research objectives.

3. RESULTS AND DISCUSSION

From the research results, it can be seen that the summary of the residents' perceptions still refers to the basic fulfillment of the residents need. Preliminary multi-discipline research conducted by the Research and Development Institute, University of Muhammadiyah Prof. Dr. Hamka regarding child-friendly Rusunawa in all areas of DKI Jakarta in 2019-2020, resulted in the finding that also still revolves around the facilities and programs provided by UPRS of all Rusunawa to be worthy of being child-friendly.

1. The residents' perceptions of the physiological need element. Even though they are not private houses, Rusunawa has succeeded in providing comfortable and affordable housing for families with complete infrastructure and facilities. Along with the cheap groceries sales program that it can help the nutritional intake of flat residents. During Covid-19 pandemic, the Government through UPRS also provided flat residents with a lot of assistance such as distributing free basic staples, monetary assistance, reduction of electricity bill, and so forth. The assistance still going on.

2. Residents' perceptions of the safety element. Rusunawa is guarded 24 hours a day. There is only 1 entrance/exit gate of the rusunawa complex at the RGTC. At the Albo West Cakung and KM2 Bekasi Cakung rusunawa the entrance/exit is differentiated and each guarded by a 24-hour security guard. Traffic flows is one direction for vehicles entering and leaving the rusunawa complex. There are no big trees in the complex that can obstruct the view of the areas in the rusunawa. Strong infrastructure materials.

3. Residents' perceptions of the social interaction and affection element. Humans are basically social being. Although they don't know all of them, there are many residents of the rusunawa who are still able to collaborate between residents by having neighborhood units in each block. All the activities of residents at any

level and at any end can be known by the neighbors because the residential units are close to each other. Residents adapt to their environment and tolerate each other to be comfortable. Residents learned to share all flat facilities and be responsible to their surrounding.

4. Residents' perceptions of the self-confidence element. Rusunawa provides integrity to its residents, because rusunawa give its resident a place called home that is livable, flood-free, enough electricity, clean water, sport facilities and other conveniences so that these residents can concentrate on developing themselves to become confident citizens and even take part in protecting their environment by establishing cooperation and friendship with fellow citizens. Social interactions are made of residents who adapt to the environment and love their environment so that they can jointly protect their environment.

5. Residents' perceptions of self-achievement element. Being a resident of a flat with all the proper facilities and infrastructure makes residents able to concentrate more on working to further develop themselves. This is due to the thought that the family will be safe and comfortable in the residential unit, where good neighbors and the UPRS manager will be there in case of emergency. The head of the family can have the peace of mind to leave the family to work and actualize himself.

4. CONCLUSION AND SUGGESTIONS

4.1. Conclusion

Rusunawa residents have subjective perceptions of rusunawa even though there are many similarities between their answers. Even so, they still consider heavily on the elements of human needs available in rusunawas, namely elements of physiological needs, safety, social interaction or affection, self-confidence, and self-achievement.

Suggestions

1. Theoretical Suggestions

In the era of new normal that has been going on for months and may continue into the next year, people are expected to live peacefully with the corona virus or other viruses by participating in maintaining the their

own health, family, friends, neighbors, the environment and the general public at large. There is a new awareness that without health, all the luxuries of life are meaningless because they cannot be enjoyed. There is a shift in behavior in social interaction. Face-to-face doesn't have to be done physically, but in a virtual way. Work, play, social interaction is done via the internet with a larger number of participants, anytime, anywhere and with a time frame that is set by themselves. The internet is becoming primary needs. Rusunawa needs to follow up on this shift in behaviors by directing programs that will be designed for flat residents into programs that are in accordance with the demand of the new normal. The programs designed by UPRS for its citizens can be directed to recognize user-friendly internet programs and can act as triggers for the emergence of new behaviors and perceptions that are more directed towards the empowerment of productive age.

2. Practical Suggestions.

a. UPRS is more open to institutional partners such as universities or NGOs in Jakarta to be involved in community programs or services that are age-friendly and in accordance with shifting health priorities in the era of new normal.

b. UPRS should motivate its flat residents to play a more role in maintaining the health, safety and comfort of the flat, as well as building healthy relationships with the community around the flat. All infrastructure and facilities are irrelevant if the users are not healthy.

c. UPRS should make programs to improve the welfare of the flat residents according to the demands of the new era, for example: training on making cloth masks that are safe and comfortable to wear but also fashionably trendy, training on making hand sanitizers that are safe for sensitive skin, training on making quality healthy herbal drinks to increase immunity, and so on. This kind of training should also include how to market the product in direct or online sales so that residents are interested in participating in it.

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