

INTERNATIONAL CONFERENCE

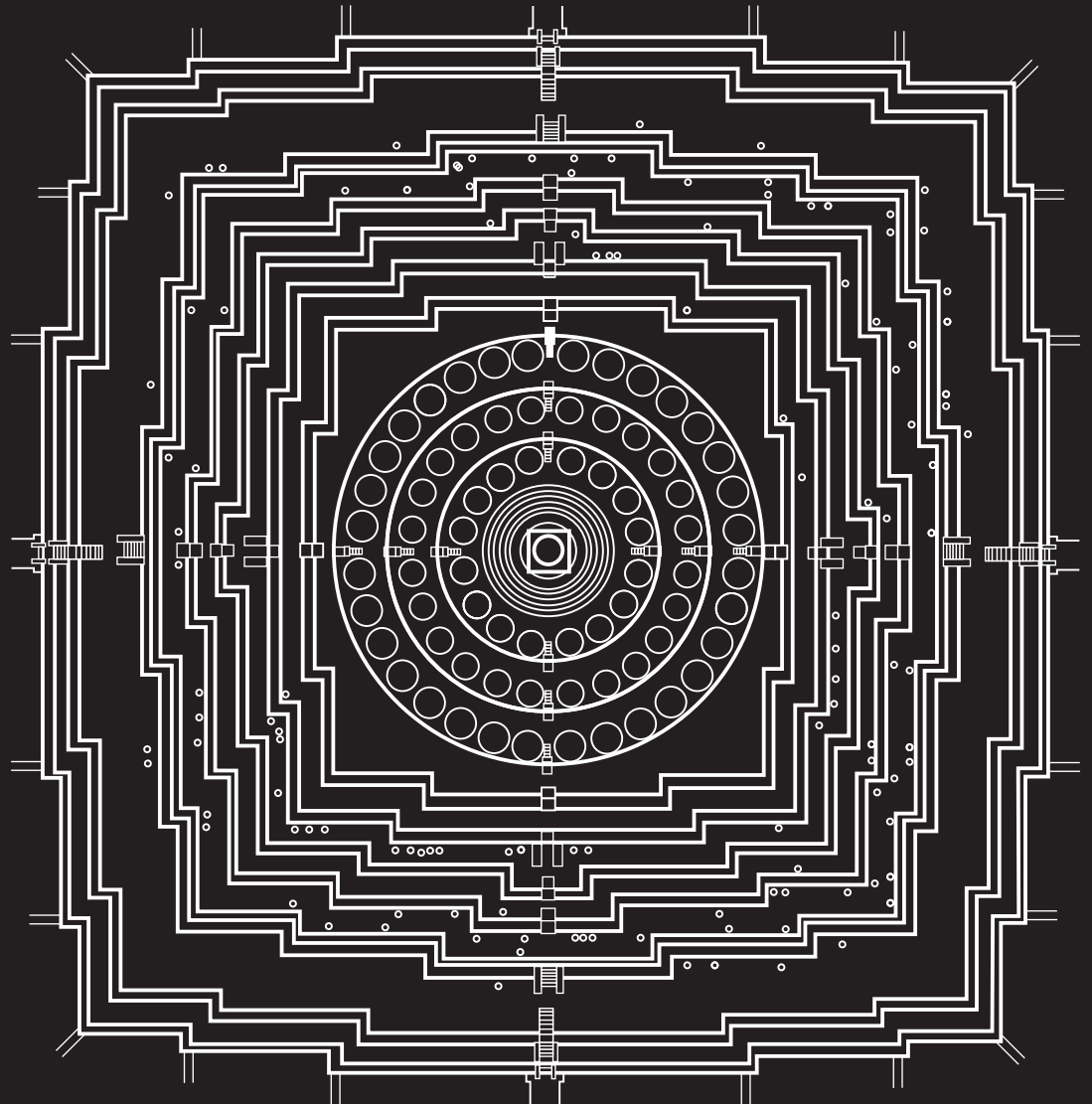
# CONVEESH SENVAR

## Proceedings

"Synergizing Local Efforts In Fighting Global Crisis"

2<sup>nd</sup> CONVEESH 2012 International Conference on Engineering, Environment, Economic, Safety & Health  
13<sup>th</sup> SENVAR 2012 International Conference on Sustainable Environment and Architecture

November  
29<sup>th</sup> - 30<sup>th</sup>, 2012



isbn here !!!

Department of Architecture  
Faculty of Architecture and Design  
Duta Wacana Christian University  
Yogyakarta





2nd CONVEESH 2012 - International Conference on Engineering, Environment, Economic, Safety & Health  
13th SENVAR 2012 - International Conference on Sustainable Environment and Architecture

# PROCEEDING



**International Conference**  
**13<sup>th</sup> SENVAR and 2<sup>nd</sup> CONVEESH**  
*"Synergizing Local Efforts in Fighting Global Crisis"*

# PROCEEDINGS

## International Conference

### 13<sup>th</sup> SENVAR and 2<sup>nd</sup> CONVEEESH

"Synergizing Local Efforts in Fighting Global Crisis"

Yogyakarta, 29<sup>th</sup> -30<sup>th</sup> November 2012

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# Head of Architecture Department Speech

We give an honor to the President of SENVAR and CONVEEESH who give our institution a chance to organize the International Conference of 13th SENVAR and 2nd CONVEEESH. We realize that the academic perspective is richer when meets professionals and researchers experience. The issue of sustainability should be responded as a way to unite all the courses, so that they should sit together in a forum discussion, sharing the latest information and experience. It will open the wholeness-understanding about the sustainability in various perspectives. The Department of Architecture, Faculty of Architecture and Design, Duta Wacana Christian University is trying to build the synergy with others disciplines in order to achieve 'The Entrepreneurial Research University'. The SENVAR, which is concerned on sustainable environment and architecture, and CONVEEESH, which is concerned on engineering, environment, economic, safety and health, are the latest perspectives that give new direction to us, as an academic, an architect/planner, a professional and a researcher.

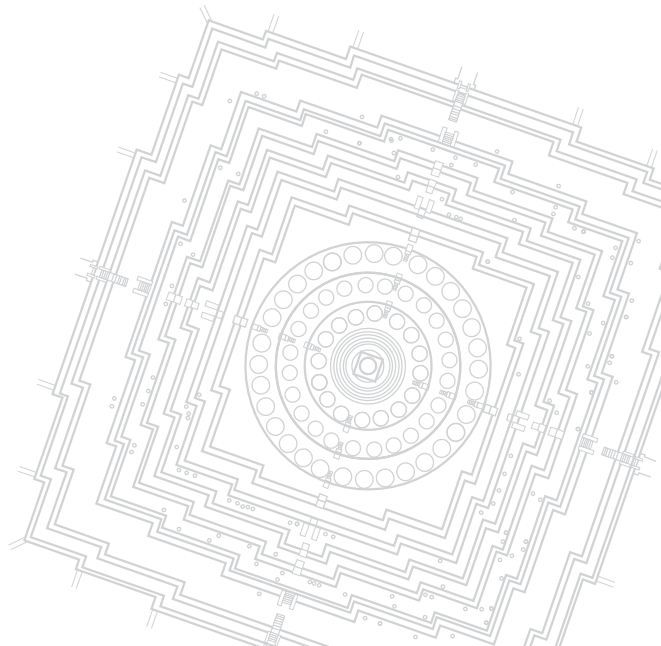
We also give thanks to IAI (*Ikatan Arsitek Indonesia*), Indonesian Institute of Architect - Jogjakarta Chapter as professional organization who always has a willing to join hands with us.

The motto of the Faculty of Architecture and Design's NURTURE, INNOVATIVE and CONSERVE (NIC (read= 'and I see')) is supported the team who have worked hard behind the preparation process of the conference. We do the 'NIC' and hope they feel the 'NIC', too. Personally, I give high appreciation to all the colleagues, alumni and undergraduate students for your dedication and enthusiasm.

Yogyakarta, 26 November 2012

Head  
Department of Architecture  
Faculty of Architecture and Design

Ir. EDDY CHRISTIANTO, MT., IAI



## Preface

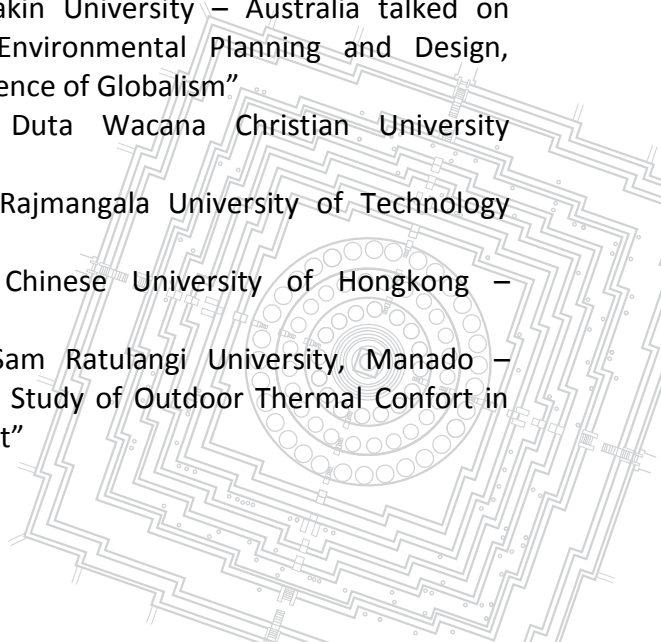
In the last decades we are more and more having better understanding about what might be happening to our world. The future seems so gloomy despite of modern marvel achievement. Our earth home is facing the devastating consequences because of human greed. It is our responsibility, not just as academicians but more as human being, to change our destructive behavior toward the environment.

The second International Conference on Engineering, Environment, Economic, Safety, and Health is held side by side with thirteenth International Conference on Sustainable Environment and Architecture between the 29 and 30 November 2012 in Duta Wacana Christian University, Yogyakarta - Indonesia will bring some creative thoughts of academicians and professionals from Indonesia and other countries, to share and learn solutions for our home world problems.

Under the theme of “Synergizing Local Efforts in Fighting Global Crisis”, 2<sup>nd</sup> CONVEESH and 13<sup>th</sup> SENVAR underline the join force of majors in Architecture and environmental design, Bio-technology, Public Health, World and local economy, Product and Industrial Design, and Peace studies and pluralistic.

There are eight plenary lectures covering the different areas of the conference:

- **Eka Sediadi** from Universiti Teknologi Malaysia as Chairman of SENVAR.
- **Sri Probo Sudarmo** from Wolrd Bank Jakarta – Indonesia talked on “Opportunities in Community-Based Development”.
- **Prof. David Jones** from Deakin University – Australia talked on “Cultural Regionalism and Environmental Planning and Design, Charting Regionalism in Deference of Globalism”
- **Eko Agus Prawoto** from Duta Wacana Christian University Yogyakarta – Indonesia
- **Prof. Joseph Khedari** from Rajmangala University of Technology Rattanakosin - Thailand
- **Prof. Wallce Chang** from Chinese University of Hongkong – Hongkong
- **Teddy Sangkertadi** from Sam Ratulangi University, Manado – Indonesia talked on “ A Filed Study of Outdoor Thermal Confort in the Warm-Humid Environment”



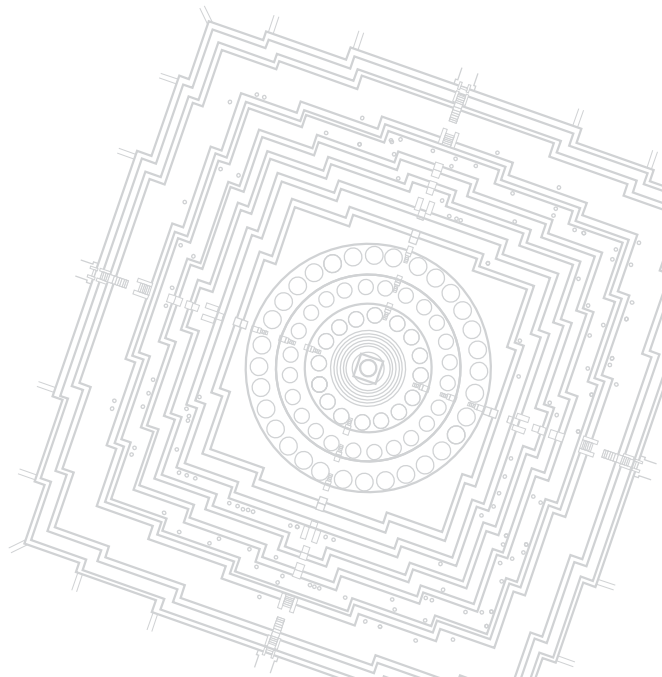
- **Singgih S. Kartono** from Magno Design, Temanggung – Indonesia

These plenary public talks held on Thursday and Friday morning covered the full range of the conference topics.

In this publication, both plenary and parallel lectures papers are compiled to identify priority needs that must be addressed in order to advance the conservation of our home earth. Last but not least, organizer wanted this conference to result in something more than a contribution of talks and papers. Something that spoke more directly to the nagging question always asked after every conference, “So now what?”

Yulianto

Chairman 13<sup>th</sup> SENVAR and 2<sup>nd</sup> CONVEESH International Conference



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## KEYNOTE SPEAKERS

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### **Assoc. Prof. Wallace Chang**

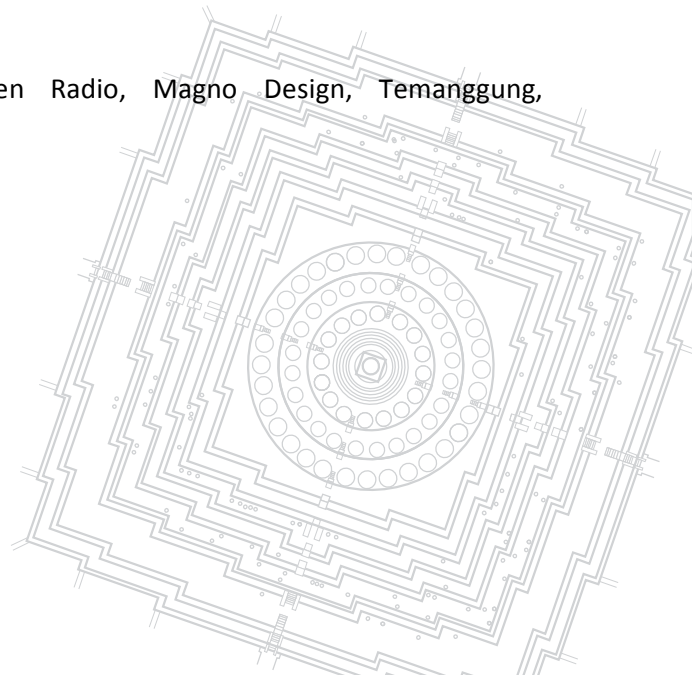
Associate Professor at School of Architecture, Chinese University of Hongkong, HONGKONG

### **Prof. Dr. Ir. Sangkertadi, D.E.A.**

Sam Ratulangi University, INDONESIA

### **Singgih S. Kartono**

Creator of Magno Wooden Radio, Magno Design, Temanggung, INDONESIA



# COMMUNAL SPACE AS A MODEL OF INHABITING IN VERTICAL HOUSING FOR COMMUNITY OF LOW INCOME

SEN 134

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## **ABSTRACT**

*The high density of population in urban areas that are not offset by the availability of affordable houses resulted in the emergence of the slum area. Urban development encouraging the migration of villagers to the city. Vertical housing development is one of the government's program to meet the housing needs which still considering the availability of open space in urban areas. However, many vertical housings are not optimally utilized by the community.*

*This study found a model of a residential of vertical housing as one of the empirical concept of residential of low income community. The results of this study is expected to contribute for vertical housing development program as one of the solutions of the high demand for housing in urban areas.*

**Keywords:** *community space, community of low income, inhabiting*

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## **I. INTRODUCTION**

In the context of urban development in Indonesia, housing and settlements are the most complicated problems associated with rapid urbanization. The ability of the houses supply is frequently imbalanced compared by the rate of the increasing of population. In this case, the government has issued various policies that encourage the emergence of a variety of scenarios such as the provision of housing by the KIP and 1000 tower. The high population rates in urban areas that are not offset by the availability of affordable homes are believed to have resulted in the emergence of slums growing problem in some places. In the context of the city that has been building, settlements began with the acquisition of land by settlers and gradually build buildings that are more permanent. The neighborhood was then used by the new migrants that coming to town and sometimes living in the

settlement and leads it to the high density of population.

One of the policies to deal with the problems of housing and settlements were reached with the construction of flats, but it isn't always achieving targeted results. Economic problems and social unrest are problems that dominantly appear. Another problem is the commodification of human beings. Construction of flats usually profit oriented, using human as the target object. In addition, the characters of Indonesian society in general that mostly want to live on the land are often feeling not ready to be moved in a vertical arrangement, became the main obstacle to the success of this program. This program is also run in the city of Yogyakarta, which was not fully resolve the problem.

According to Law No. 4 in 1992, the slum is an area with a high population density in a city that is generally inhabited by the poor. Supported by the ability of the economy of some people there who are at the middle level down. The parameters used to classify an area as a slum is as follows [Marlina, 2007] a [tight housing and irregular, b [the population density is high, c [not fixed-income of residents [d [low level of education e [the high unemployment rate [f [low income [g [the level of social unrest and high crime rate, and h [consists of various tribes and factions. In addition, visually slum can be classified based on the following variables: population density, building layout, construction conditions, ventilation, building density, the state of roads, drainage, water consumption, and disposal of human waste and garbage.

## II. DISCUSSION

In general, the challenges of development and housing and settlement development in Indonesia are as follows [Menpera in Marlina, 2007]

- a. The growth rate of housing needs every year is quite high
- b. Figures gap [backlog] is still quite large
- c. Total area of residential areas and slums are still quite large [up to 54 000 hectares spread over 10,000 locations] and
- d. Limited access to meet the housing needs and housing livable.  
This raises the issue of housing and settlements related to the following matters [Menpera in Marlina, 2007]
  - a. Handling urban slums
  - b. Handling of disaster-prone areas, and
  - c. Increased empowerment: low-income communities, institutions, and product planning.

The city of Yogyakarta is the capital of The Special Region of Yogyakarta is comprised of 14 districts and 45 villages. The city has a variety of trade mark, such as the city of education and tourism city. As an educational city, Yogyakarta has hundreds of educational institutions. This resulted in high rates of migration that significantly increases the population from year to year. In addition, the trade mark as a tourism city of Yogyakarta also affects the high population growth in the city. One of the sectors that support the establishment of a trade mark is a handicraft

industry. Currently, the growth of industry in Yogyakarta reached 0.68% per year and increases the amount of labor by 1.23% per year. Most of these labors are come from outside Yogyakarta that migrated to this city.

Spatially, Yogyakarta has 3250 hectares of area or 32.50 km<sup>2</sup> (1.02% of the DIY). The area that is not too large, combined with a large population resulting in high levels of population density (by 16.289 people per km<sup>2</sup>) in Yogyakarta. The dominance of land use in the city is to accommodate residential function, that is about 2104,524 ha (Spatial Planning of The City of Yogyakarta 2009-2028). High population density coupled with population growth rate is also resulted in high impact of the land conversion (including dwelling) and are actually not uncommon in lands that are not suitable for habitation, such as riparian areas. This phenomenon is one of the causes of growing slum areas in the province as a whole.

As of 2009, Yogyakarta slum settlements still exist and spread in some places as follows (Marlina, 2007):

- a. The location was close to the sub-urban (Suburban areas that have rural properties). The area is often called sub-urban fringe or membrane city core. Suburban areas have the economic and social structure of a dynamic physical system.
- b. Riverside location (according to the width of the riverbanks in Yogyakarta) (700 meters (River border data, Yogyakarta DPU 2006) (Marlina, 2009) (Marlina, 2008).
- c. The location was close to the railway tracks  
Slum area nearby Train services company land around the railway
- d. The location was close to market (traditional trade center)
- e. Location in the center of the city  
The margin of slum area in the center of Yogyakarta city is around Malioboro street (from left of Malioboro Street between Nyai Ahmad Dahlan Street- Bhayangkara Street - Jogonegaran - Gandekan Street.

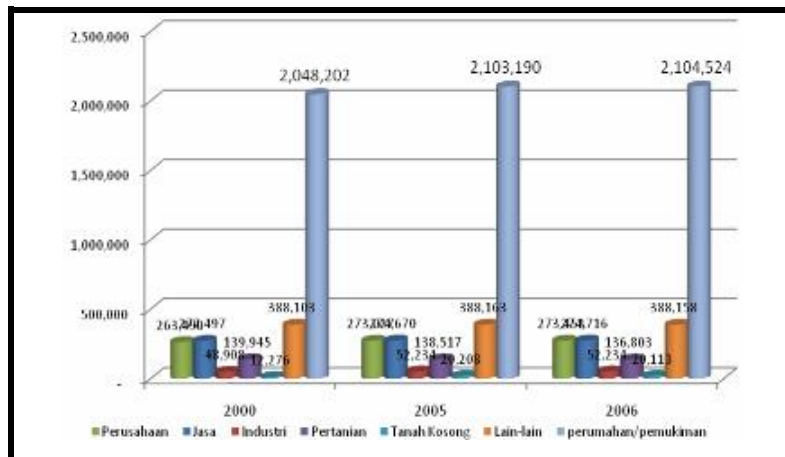


Figure 1.

Intensity of Land Use Year 2000-2006

Source: Spatial Planning of The City of Yogyakarta 2009-2028

One of a slum area in the city of Yogyakarta is on the banks of the Code River (Marlina, 2007). Its strategic location on the eastern side of Malioboro, the commercial center of Yogyakarta. This area is a residential targeted area even though technically uninhabitable due to a riparian area. Currently, the location of the edge of the river Code has evolved into one of the slums area in the city of Yogyakarta. The complexity of these issues combined with the obligation of the government of City of Yogyakarta to facilitate the provision of residence need, resulted in the rise of flats residential development policy as an alternative that is to make settlements vertically. For the government of the city of Yogyakarta, the supply of flats is an attempt to meet the needs of residential communities on the one hand and on the other side of the settlement arrangement. Development of flats planned as a solution to solve the problems of housing and slum settlements in the city of Yogyakarta also appeared to have faced problems. Ineffective utilization of flats is marked by the abandonment of some of the plots flats by residents as well as the alienation (sale or lease) the flats. The high transfer of flats also showed the commodification of flats. These symptoms were followed in order to achieve appropriate effectiveness, success and sustainability of handling problems in the housing and slum settlements. There are needs for a comprehensive study on the construction of flats for slum settlements so that it can deliver policy alternatives in accordance with actual conditions.

Based on a study conducted in 2007 on the banks of the Code River, they found that the problems of housing and settlements in this region are relatively complex. Besides slum region, this region is technically a riparian area that is not suitable for habitation. But in reality this area is a residential area with a high density (Marlina, 2007). The contradiction between the consideration of technical, legal, and social aspects are basis to analyze the opportunities and barriers that may be posed by the handling of alternative housing and housing issues in the area. The high vulnerability of social conflict is one of the arguments for maintaining the area as a residential area with environmental balance improvement recommendations. Consideration of environmental feasibility as well as the technical considerations regional settlements along the river on one side and a consideration of the high demand of housing needs as a very strategic position of the region on the other hand produce flats development policy as a solution to housing problems in the region. Currently, three flats have been established in the Code area, which are in the Jogoyudan village and two other nearby villages namely Cokrodirjan Village and Purwokinanti Village. But after some time functioned, some flats plot is abandoned before the lease expires. Based on initial observations, identified some weaknesses such as flats are less able to accommodate the aspirations and daily activities of its inhabitants. Discharge phenomena such as flats above also occur in some flats in other areas.

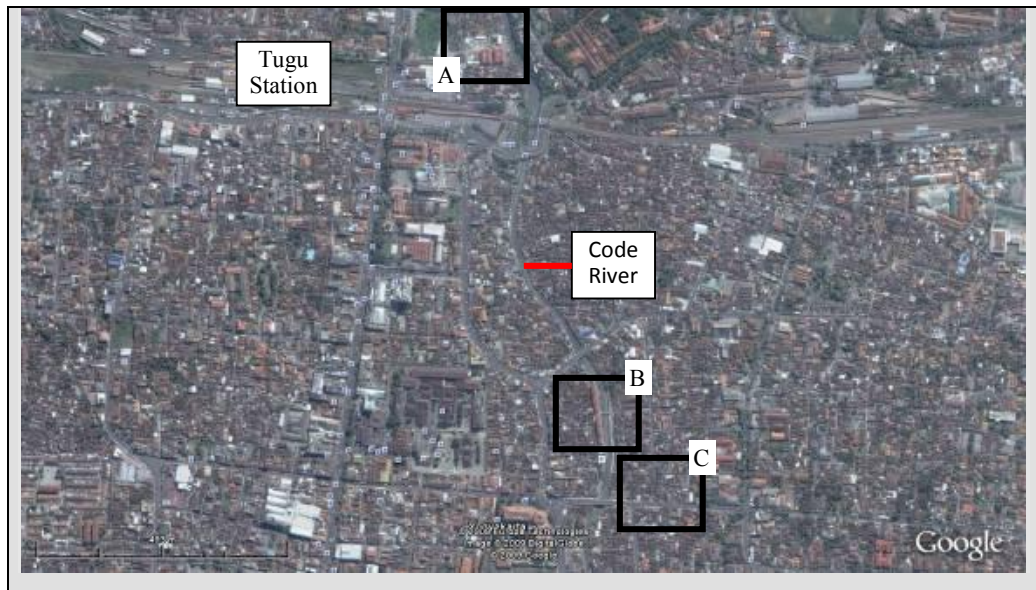


Figure 2.  
Location of Flats in Jogoyudan [A], Council estate Cokrodirjan [B] and the Council estate  
Tegalpanggung [C] in Yogyakarta City  
Source: Marlina, 2009

Developing of flats in the banks of the Code River is intended to accommodate the region in order to achieve efficient use of land vertically. Further plan is a discharge of some residential land to be an open space, in response to the demands of the environmental feasibility. But in reality, the clearing of land cannot be done because it becomes increasingly crowded with new population growth into the area, responding to the availability of residence there. Besides, it means that the original purpose was not achieved these conditions actually result in increased environmental burden in the Code area with the increasing of population density. Phenomena such as ineffectiveness utilization flats above also occur in some flats in other areas. Characteristics and values of the candidates of inhabitants need to be considered so that the handling of these problems can be more in line with the aspirations of the people. Considerations that need to be explored not only the physical aspects, but also non-physical aspects of the community in the region.

This is in accordance with the presidential decree no. 22 in 2006. The decree intends accelerate housing needs for low-income people in urban areas by promoting the efficient use of land and settlement arrangement. It is also to accelerate the development of flats decent, healthy and affordable for low-income people in urban areas are still running slow. The purpose of the implementation of the presidential decree is accelerating the development of flats to be taken as directed and coordinated among government agencies involving public participation and the participation of enterprises and the community itself. The functions are as a direction and coordination, development, regulation, surveillance, control and technology. Construction of flats in urban areas is expected to have an impact on:

- a. Acceleration of housing needs for lower-middle income people, especially for the MBR-*Masyarakat Berpenghasilan Rendah* (low income society)
- b. To create employment and business opportunities for the community
- c. Efficiencies of the use of the land and settlement arrangements
- d. Efficiencies in the cost of construction and maintenance of urban infrastructure
- e. Reduction of energy use for transportation and reduce environmental pollution
- f. Environmental Conservation (green open space, Infiltration of water, etc.) and food security, and
- g. As a physical instrument (factual) to change social behavior culture (lifestyle of rural communities towards the socio-cultural behavior (lifestyle conducive urban (urbani)

Construction of flats in DIY as a solution to the problem of overpopulation is not yet solve the problem. Some issues about housing and settlements in Yogyakarta were identified as follows (Marlina, 2007)

- a. Housing and settlement is still not fully organized on the base of the corresponding spatial planning
- b. The realization of integration and synergy of the resources for housing and settlement development are not yet realized
- c. The notion that public housing construction was limited to only the quantity, but the quality aspects of the settlement have not been touched is still clearly seen in the society
- d. Housing and settlement problems arise not only from the technical issues related to housing, but also in the development of the settlement arrangements
- e. The phenomenon of (frog-jumping), whereby residential location just relegated to the outskirts (outside the city, cause the cost of public transport has increased.
- f. Lack of attention to aspects of accessibility locations with the principle of proximity of residential locations to the workplace.
- g. Weak infrastructure, the integration of residential areas and settlements in creating livable neighborhoods
- h. Less accommodated needs of social cohesion through the implementation of balanced residential environment
- i. Lack of allocation of land for housing, including efforts to control land conversion.

#### Living Culture of Flats Society

The target of flats are generally low-income people in high population areas in Yogyakarta. One is the Code river bank area. These communities have a high heterogeneity. They are migrants from various regions both from Java and outside Java. A wide variety of tribes living in dense areas and slums are no longer living in the ethnic groups, but it melt in a village community life that has its own values. These values of slum communities are unique, and that builds social harmony. In an effort to relocate these people into vertical housing, values are developing inside



them need to be accommodated to ensure the sustainability of these communities living in flats.

The present study found a strong social cohesion in the community Code river bank, the target is expected to be relocated into the flats. Social cohesion is consistent with the theory of Social Harmony found in studies in Ledok village [Guinness, Patrick, 1986] Ledok village is dense settlement in the central area of the city of Yogyakarta, located nearby the commercial district of Malioboro, an icon of the city of Yogyakarta, on the one hand and the Code River on the other. It lies in the central area of the city of Yogyakarta resulted in the region being one of the destinations of migrants, people [workers from various areas around the city of Yogyakarta who worked in the city of Yogyakarta, this potential impact on the high density of the region. The positions of these villages are located in the banks of the Code River and the high population density affect to growth of the slums in the region. Pressure of population density and commercial development in the area surrounding the Ledok village makes the society think of strategies to last in that area. Flats society from slum communities has strong social cohesion. In this society, the management of interactions within the family and the management of interactions within the broader scope of the local communities is a value that builds distinctive character of the community. This shows that in general flats society practices related to the management of the interaction between one people to another. Flats Society is a multi-culture society with a combination of local communities and the people who come from different parts of Indonesia. They are so far able to [survive]the pressure of social life in dense neighborhoods. Various limitations experienced by the society, formed a specific form of public power in terms of social relationships and business relationships so that the unity of village life remains very aspiring towards the flats society. Adjustments that occur in the use of space inside and outside the home are not only due to the physical condition alone, but also the meaning of the value of the social space. Flats society cultivates mutual care, mutual tolerance, mutual help and look after each other. Strategy and tolerance were performed at residence is a strategy in order to accommodate the complexity of the activities in a confined space. Flexibility of the setting of the space is a tolerance on managing the living space.

#### **[ ] [ ] The Conception Of Communal Space In Plots Of [ ]flats**

In most of the occupants of the flats, in addition to accommodate inhabit activities, the dwelling was also used to accommodate the activities of production which is the main activity of the household. This requires the residents to make a space management efficiently and effectively. Nearly eighty percent of the total dwelling space is used to meet the production activities that a major source of family income. The division of the area and time of the use of space require a spatial tolerance among residents. Limitations of space cause cause the non-fulfillment of space for residents to engage in activities in the home ideally and require a spatial tolerance among occupants.

Achieving the desired level of privacy requires adjustment [adaptation]to avoid conflicts in the living room. Adaptation is tangible reduction in the level of privacy and relaxation territories. Territoriality is a manifestation of the ego of individuals

who do not want to be bothered. Related to this, to respond to the limitations of space in the apartment, the residents loosen its territory and more open to other occupants.

In cases where there is space in a lot of business in the apartment, sharing living space is no longer based on a hierarchy of spaces (public, semi-public, and private) in terms of ordinary residence there, but based on the needs of the family in a lot of activities in the flats. Each case has a different tolerance around the use of space for production. The space is often used for some functions, such as to welcome guests, for business, eating, studying, and watching television, even to sleep. This phenomenon indicates the existence of freedom of access for all residents to use that space. However, this freedom still comes with respect and providing the opportunity for each resident in order to continue performing their activities comfortably. For example, at the same time, one of the occupants rest (sleep while the other residents watch television while doing production activities. There's always tolerance between each other and empathy with the needs of any other occupants. This is realized by providing the opportunity space and time for activities performed by each resident so that it can be done comfortably. Thus is formed a communal room in the house (plot flats where many occupants with different activities meet or do their activities both simultaneously or alternately in the same space. If it is being contradicted by the privacy needs of each occupant, this space becomes a shared area by agreement between the occupants accessible to all residents.

Spatial tolerance to a limited space seems very unique in the flats dwellers to work around this attempt. Physically completion to overcome this looks very varied. Activities that are very personal (private) also remains to be done with a very simple way. Actualization of the activity carried out in various ways, such as limiting physical activity with various elements in accordance with the creativity of the inhabitants, and by agreement setting time (time management). If this has not been resolved, they are trying to do the evolution space by rearranging the organization of living space that is very minimal and limited.

#### **□□ The Conception Of Communal Space In The □flats**

Social activities carried by the residents of flats got not much difference from the community in the village in general. Activities of mutual assistance such as clean the surroundings periodically done by the residents, as well as other social activities such as the gathering of residents. Celebration activities such as circumcise the child or children are no longer able to do in the house, due to the limited space available. Actualization of the activity carried out in the public domain (in a shared room) based on a sense of kinship between people in close so that allows them to ask for permission to use the spaces around the house (plot them).

Such activities are used to it and develop sustainable interactions. When living in a house (plot flats are no longer able to accommodate a variety of activities such as leleh-leleh or relax, keep production assets (wagons, stoves) production activities, and so on, so the outdoor space in the flats area accommodate it. The scale of the space for such activities is then become infinite.

Territory on the public domain formed by the residents of the flats residents standards. On certain occasions, the residents of the apartment have activities that

require a larger area so it may acquire common areas. The common areas may be used by permission from the nearest community or occupants. For example is in the case of the use of shared facilities, hallways, or other public space, used by agreement between the occupants or residents of the apartment. Tolerance is typical of the flats residents. It became guideline for residents in performing activities.

This phenomenon shows that there is a strong belief among its neighbors, such as the habit to leave her home without locked it out. Social trust was awakened by a strong sense of family among the residents in the flats, so the closest neighbors are considered like a brother. The condition is usually found in the Java community, where conditions are usually expressed in words slamet-tenterem, which is a state of not mess up things and ensure the sustainability of the serenity to live in peace. Various activities both personal activities, family activities, and social activities in the public domains can develop due to a mutual agreement that is based on the motivation of harmony. Flats society continues to emphasize and develop togetherness in order to achieve harmony and conformity together. Another strategy is to avoid or minimize the possibility of conflicts that could lead to a schism.

Strategy of using of living space is a flat community strategy. The conception of communal space is one of strategies in an effort to accommodate a variety of activities in a limited space. Production activities are main activity for most people that actually require residents to make the management of the residence hall efficiently and effectively. Distribution and the use of the space for family time delivered customized high spatial tolerance among residents.

Establishment of communal space is the realization of space strategy. This strategy is carried out by the residents to adjust the level of privacy, by loosening border controls to prevent conflict space in the living room. Territory is built based on domain with community agreement. The use and control of an area is based on a compromise between residents.

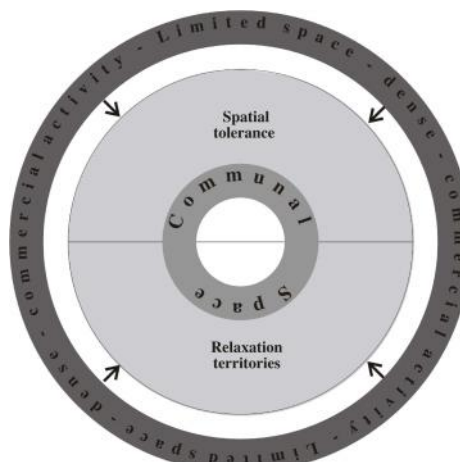


Figure 3.

Spatial tolerance privacy and relaxation as a strategy to build the model of communal living space of flats residents

Sources: construction of researchers, 2012

Spatial tolerance on the land and limited space is another unique tactic that the resident of the flats made. Tolerance is typical of the flats residents. It is a guideline for residents in terms of doing activities. Activities that are very personal (private) can still be made with a very simple way. Actualization of the activity carried out in various ways, such as limiting physical activity with various elements in accordance with the creativity of the inhabitants, and by agreement setting time (time management).

Conditions and limitations experienced by Flats society formed public power, both in terms of social relationships, and business relationships. They always do tolerance in many ways, in an atmosphere of harmony and brotherhood, such as (i) need each other, (ii) mutual dependence, (iii) to share, (iv) felt kinship, (v) the similarity of interests, (vi) has a bond mental and emotional, as they (vii) know each other, (viii) greet each other, (ix) mutual respect and mutual respect.

Social harmony is not only developed in informal relationships formalized as a society but also in the form of social organization Neighborhood Association (RT) (Rukun tetangga) and Pillars of Citizens (RW) (Rukun Warga) Organization was legalized by the board of RT and RW board recognized by the government.

Mutual understanding and solidarity in Flats society grow naturally out of the bond that exists between people. For the community of social solidarity is said to have (mbalung sumsum) in their lives. The spirit of social solidarity is being developed through a variety of social activities such as slametan, layat, kendhuren, community service, social gathering, and various other activities.

### III. CONCLUSION

Division of the village community in the form of the administration area, physically dividing the unit of community life in the Neighborhood Association area (RT) and Pillars of Citizens (RW) Grouping is used both in the administrative affairs of the village as well as in the management of social activities. Grouping is also adopted in the flats.

Various other tribes except the Javanese who live in public housing are no longer look to bring the values of socio-culture as a whole tribe in performing daily activities. Other ethnic communities mingle and make adjustments in the socio-cultural life of the existing Java community. They live together in an emotional bond of kinship and harmony. If a conflict happened, resolution of it would be in amicably way. And vice versa what the Java community do, they can accept the presence of other tribes. Need each other, interdependence, and common fate also shared feeling, because common interests led to residents of flats can coexist in peace. Emotional closeness between people cause they need each other and depend on each other and continue to promote tolerance among them.

The values inherent in Flats society are reflections of the power of the community to preserve the life of the village. The high senses of togetherness among the people who interpret life with all its limitations, the socio-cultural diversity of the existing is thing that builds up the flats residents' character.

The density of the villages in the code river bank area is located in the center of the city, is a logical consequence of urbanization. Dense of population and activities as well as limited space and land available responded by flats residents in various ways, namely i) the management of limited living space of flats residents can be seen in various way of their tolerance towards the use of the space and their strategies or adjustments of their activity space and creativity to form element of the space in their residence, ii) no rigid division between the use of the space by private personal and a public room in the house and build tolerance in the use of the space in a housing unit, iii) in the common spaces in flats visible public domain usage patterns such as walkways, parking spaces, multipurpose room.

### III. ACKNOWLEDGEMENT

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