Future Sustainability of Housing Urban Low-Income People

The Success and Challenge of Walk-up Flat Delivery in Yogyakarta, Indonesia

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Walk-up flat

- Low-rise vertical building, up to 4-6 storeys
- 1 block consists of 100 units
- No lift, just stairs
- Renting system (3 years each, maximum tenancy 2 periods)
General situation of walk-up flat

- Mass delivery since 2004
- Built in many big cities in Indonesia, included Yogyakarta
- Total 200 blocks for 20,000 units / families

- Part of upgrading / renewal program
  - Enhance environment
  - Minimise density
  - Equip with proper sanitation
- Alternative solution to house urban low-income people

Source: Edward Ng, Designing High-Density Cities, 2010, p.44
Problem

- Big subsidy for maintenance
- 1/4 or 53 cannot be occupied yet
  - Infrastructure not ready
  - No legal handed over (→ no financial support)
- Subletting
- Temporary renting
- People adaptation from horizontal to vertical

Is it worthy to continued? (due to sustainability issue) → Evaluation in Yogyakarta
Physical aspect

• Unit size 21-27 m²
• 1 room, 1 kitchen, 1 bathroom, 1 balcony
• Physical adjustment

• Equipped with standarded infrastructure
• Strategic location
• Limited space
• Sometimes imperfect building completion
Managerial aspect

- Local people/leader as the manager
- New consensus of living vertically
- Community association
- Regular meeting
Social aspect

• Dweller’s various background
• New social norms / value
• New habits and activity
• Behavioural adaptation

Source: Wulansari, Maulina, 2006
Notes

• Not all residents are low-income people
• Residents give positive evaluation
• Surrounding community give neutral opinion
• Impact to social dynamics and economics aspect
• Communal tolerance and mutual interaction as the main value above individual concern
• Short to medium-term tenancy → no further housing alternatives
Conclusion

- Walk-up flat as temporary situation / solution
- Enhancement of physical environment rather than sanitation awareness
- Local value (urban kampong spirit) as binder of social harmony → determine its success
- From informal → formal
- From top down regulation → social controlled norm

- If the delivery is expected to be continued, it is suggested to have some improvements
  - Physical: more perfected completion
  - Specific target: young family, job characteristic
  - The need of further housing alternatives
  - Measured impact

Source: Wulansari, Maulina, 2006
Thank you

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