



**Culture, Community and Architecture Workshop:
'The Architecture of Community'**

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Future Sustainability of Housing Urban Low-Income People

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

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Indonesia and Yogyakarta



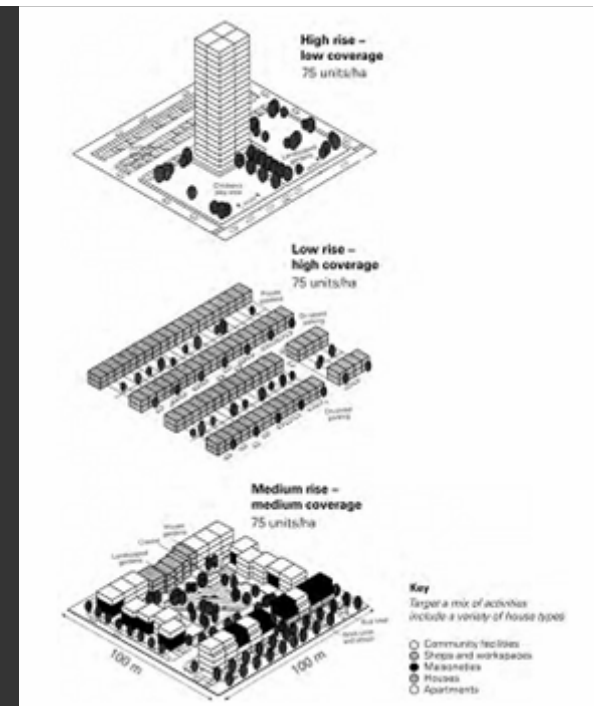
Walk-up flat

- Low-rise vertical building, up to 4-6 storeys
- 1 block consist 100 unit
- 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



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 horisontal to vertical

Is it worthy to continued?

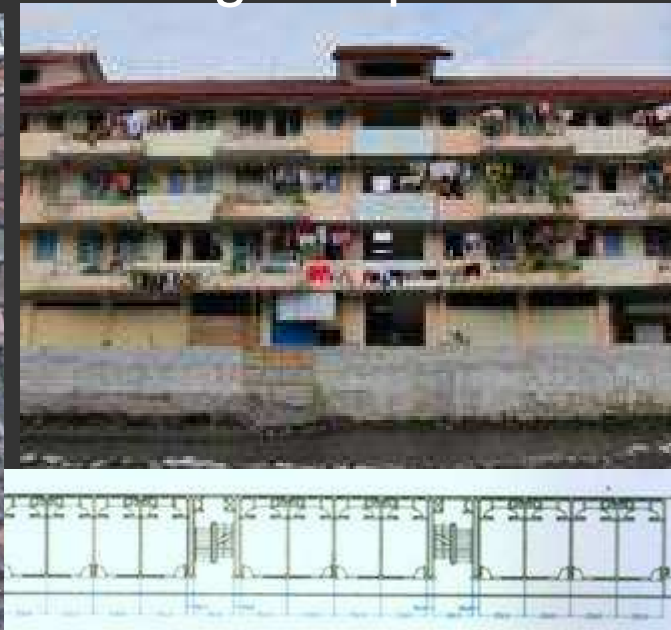
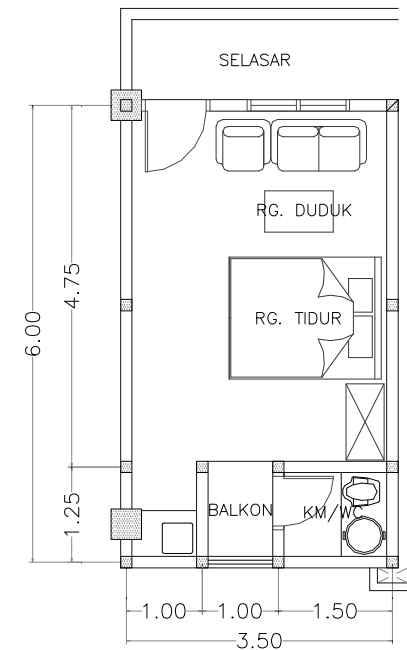
(due to sustainability issue)

→ Evaluation in Yogyakarta



Physical aspect

- Unit size 21-27 m²
- 1 room, 1 kitchen, 1 bathroom, 1 balcony
- Physical adjustment
- Equipped with standard 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



Thank you

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