finding housing affordability in MRT Jakarta TOD areas

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aim

- identifying & developing toolbox for affordable-housing provision in MRT Jakarta TOD areas

focus

- Dukuh Atas, Blok M, Cipete, Fatmawati

methodology

- Regulation review; benchmarking; research-by-design

keywords:

affordable housing; TOD area; implementation strategies; redevelopment toolbox; Jakarta
content

- affordable housing provision: where to start?
- MRT Jakarta TOD Areas: vision, principles, scopes
- existing housing character in MRTJ TOD areas
- implementation strategies for affordable housing provision
understanding affordable housing

what is affordable housing?
understanding affordable housing

why affordable housing in TOD?

- Promote inclusiveness
- Bringing back people to the city centre
- Minimizing commuting
- Promoting sustainability
- Lowering carbon footprint & emission
understanding affordable housing

who are the target?

- Age & preference
- Economic profile
- Housing type
understanding affordable housing

what are the provision gaps?

• “The missing middle”
• Limited housing options for mid-income: the nonsensical price range
• Lack of readily available land
• Lack of incentives
understanding affordable housing

what are the provision principles?

• Avoid land grabbing & eviction
• Minimize gentrification
• Encourage land optimization
• Optimize existing regulation
understanding MRT Jakarta TOD areas

what are the redevelopment vision?

improving urban livability through the advancement of urban mobility infrastructure
understanding MRT Jakarta TOD areas

what are the planning principles?

1. **FUNGSI CAMPURAN**
   PENGEMBANGAN FUNGSI CAMPURAN DALAM RADIUS TEMPUH JALAN KAKI DARI STASIUN TRANSIT

2. **KEPADATAN TINGGI**
   MEMAKSIMALKAN KEPADATAN BANGUNAN DI SEKITAR STASIUN TRANSIT

3. **PENINGKATAN KONEKTIVITAS**
   KONEKSI TRANSIT YANG SEDERHANA, LANGSUNG, DAN INTUITIF

4. **PENINGKATAN KUALITAS HIDUP**
   PENGALAMAN RUANG YANG MENARIK, AMAN, DAN NYAMAN BAGI PEJALAN KAKI

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5. **KEADILAN SOSIAL**
   MENDORONG KOMUNITAS YANG TANGGUH DAN BERKETAHAN DALAM KAWASAN TRANSIT

6. **KEBERLANJUTAN LINGKUNGAN**
   MENGURANGI DAMPAK PEMBANGUNAN TERHADAP LINGKUNGAN

7. **KETAHANAN INFRASTRUKTUR**
   KAWASAN YANG TANGGUH, TANGGAP BENCANA, DAN DAPAT MENYESUAIKAN TERHADAP PERUBAHAN

8. **REGENERASI EKONOMI**
   MENGEMBANGKAN PEREKONOMIAN LOKAL YANG MENARIK INVESTASI DAN KESEMPATAN KERJA BARU

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understanding MRT Jakarta TOD areas
what are the scope of service?

source:
(1) Perda DKI Jakarta No. 182 Tahun 2013 (PRK Pengembangan Koridor MRTJ Tahap 1)
understanding MRT Jakarta TOD areas

what are the scope of service?
understanding the existing condition

Dukuh Atas

Key issues:
- land price
- availability
- urban village
- heritage bldg.
understanding the existing condition

Blok M - Sisingamangaraja

Key issues:
- land price
- availability
- heritage area
- established neighborhood

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understanding the existing condition

Cipete Raya

Key issues:
- land price
- availability
- stakeholder
- under-utilized

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understanding the existing condition

Fatmawati

Key issues:
- land price
- availability
- established neighborhood
- under-utilized

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summary: character & key issues

DA

BM

CP

FM
Implementation strategies

The vicious circle of issues

- Land price
- Stakeholder
- Availability
- Under-utilized
- Heritage building
- Established neighborhood
- Urban village
implementation strategies

the vicious circle of issues

- land price
- stakeholder
- availability
- under-utilized
- heritage bldg.
- established neighborhood
- under utilized

land price

established neighborhood

under utilized

stakeholder

heritage

availability

urban village
Implementation strategies

Identifying plausible strategies

- Incentivization
- Tax reduction
- Public-private partnership
- Affordable housing ratio

- Land consolidation
- Rolling development
- Stakeholder engagement & participation

- Public-private partnership
- Land consolidation
- Rolling development
- Utilization of gov’t. assets

- Stakeholder engagement & participation
- Incentivization
- Public-private partnership

- Transfer of development rights
- Public-private partnership

- Incentivization
- Land consolidation
- RDTR Special Provision
- Affordable housing ratio
implementation strategies

developing implementation toolbox

Land Consolidation  
Rolling Development  
Utilization of Gov’t.’s Assets  
Affordable Housing Ratio

RDTR Special Provision  
LVC & TDR  
PPP  
Community Action Plan (CAP)
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https://www.walk21rotterdam.nl/program/city-surgery/
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thank you
implementation strategies

general issues

- Lack of comprehensive master plan.
- Trust issues among the stakeholders.

institutional & technical issues

- Unattractive incentives.
- No formal institution to initiate, bridge, and manage the land consolidation.
- Non-existence of TDR Bank to allow flawless development rights transactions.
- Conflicting, very limiting, or overly rigid regulation (especially applied to RDTR Special Provision & TDR mechanism).
- Lack of regulation reinforcement.