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pada LOKAKARYA

**pembangunan rumah sederhana
dengan pendekatan**

REHABILITASI WARISAN BUDAYA PERUMAHAN KOTA



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STRUCTURING LAND/BUILDING ASSET PROPERTY OF NAVIGATION
DIRECTORATE DEPARTMENT OF TRANSPORTATION DIRECTORATE
GENERAL OF SEA TRANSPORTATION: AN ENGGANO'S SAILOR
RESIDENCE, JL. ENGGANO NO. 10, NORTH JAKARTA

By:

Dr. Ir. Naniek Widayati Priyomarsono, MT.

**STRUCTURING LAND/BUILDING ASSET
PROPERTY OF NAVIGATION DIRECTORATE
DEPARTMENT OF TRANSPORTATION
DIRECTORATE GENERAL OF SEA TRANSPORTATION:
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I. INTRODUCTION

a. Background

Directorate of Navigation and Directorate of Sea Transportation serve to compose policy formulation, provide technical guidance and conduct evaluation, implementation, exertion in fields of beaconing, shipping telecommunication, sea observation, state's ship, station of Navigation, means and infrastructure of Navigation. Those entire elements are synergistic to form a system of Navigation in handling shipping safety through Shipping Navigation Support Means (called as SBNP) and reliable Telecommunication.

However, in framework of supporting land facilities, Directorate of Navigation face a number of problems mainly related to the ordering aspect and management of land asset and building. In the ordering and management of land asset and building are very necessary to support vision of Navigation, namely **realization of the navigating safety in Indonesian waters**.

b. Problems

As a follow-up of studying management of land asset and building belonging to Directorate of Navigation on 5 UPTs of Navigation, it is necessary to do studies in detail on one of most potential objects in purpose of supporting fluency of duties, particulars and functions of Navigation through housing provision for the employee relative in the nearby vicinity with an office of UPT of Navigation, Tanjung Priok. The object is An Enggano's Sailor Residence belonging to Ditjen Perhubungan Laut (Directorate General of Sea Transportation) at Jl. Enggano No. 10, North Jakarta.

c. Purpose and Objective

The purpose of this ordering is to conduct reliability appraisal of a plan from a variety of considerations from technical, environmental, economical, financial aspects or moreover in support of operational duties.

However the objective that shall be achieved from this study is to optimize a and resided in Jl. Enggano No. 10, North Jakarta by making a reliability study from various aspects.

d. Scope of Activities

Scope of activities in building reliability study of apartment-housing belonging to Directorate General of Sea Transportation), at Jl. Enggano No. 10 namely consists of activities and appraisal:

- To do mapping and research on geotechnics of apartment-housing plan.
- Legal and institutional aspects are necessary for the establishment of apartment-housing.
- Socio-cultural and environmental aspects
- Economical and financial aspects
- Technical aspect including conformity to Plan of Space Order of DKI Jakarta City.
- Management aspect and collaboration with the third party

II. DORMITORY OF ENGGANO SAILORMAN

An Enggano's Sailor Residence resided in Jl. Enggano No. 10 Tanjung Priok, North Jakarta with land width of 6.686 m². Borderlines of Enggano Dwelling are:

- Northward : Jl. Enggano
- Eastward : Tanah BPP
- Southward : Kali Legoa
- Westward : Tanah BPP

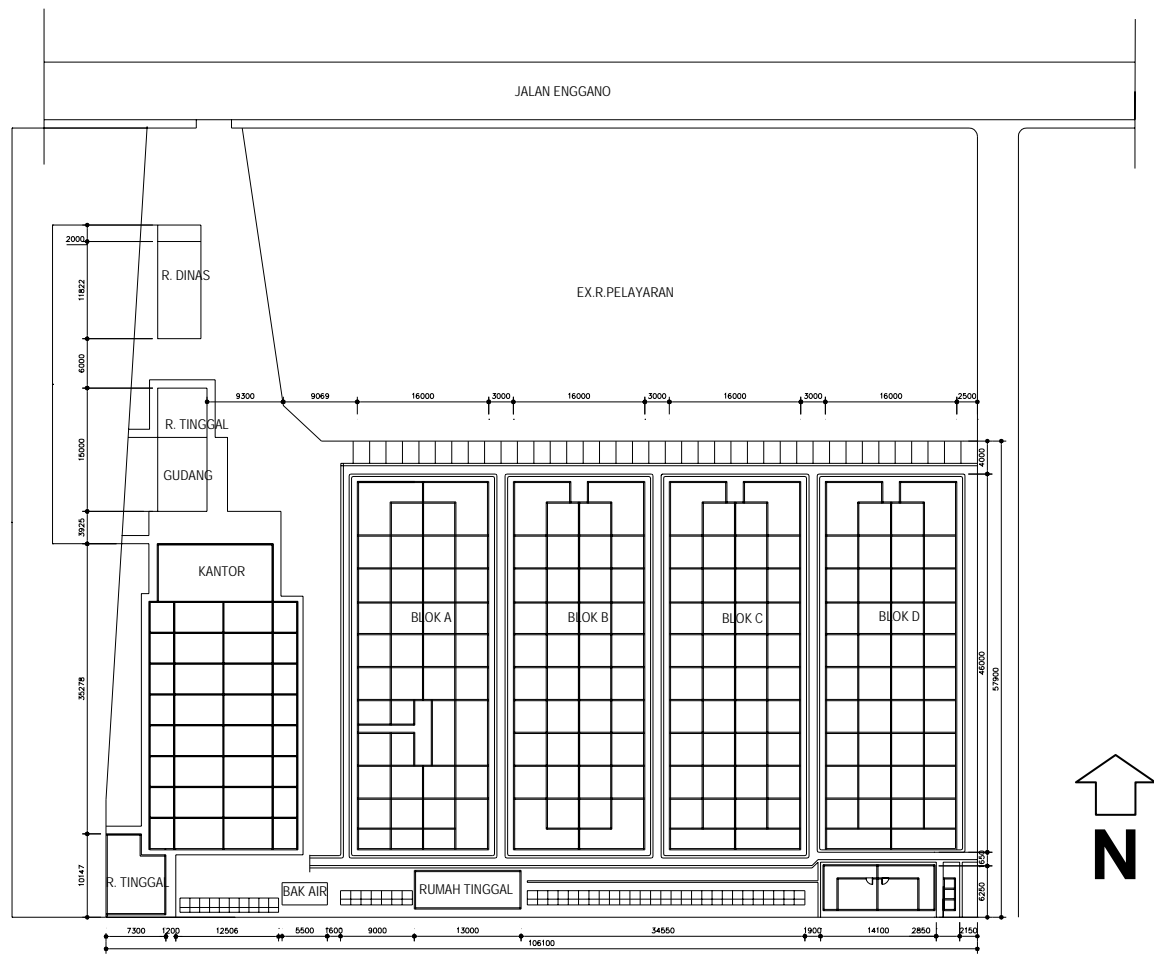


Figure 1. Existing Planned Block of the Year 2007



Figure 2. Condition of Enggano dwelling

Main access to An Enggano's Sailor Residence from Northward is via streets of Jl. Laksamana R.E. Martadinata and Jl. Enggano while another access is via streets of tollroad of outer and inner circles. Main access (East) is through Jl. Laksamana Yos Sudarso. Location of this dwelling is either nearby Service Office of Navigation Class I Tanjung Priok and office of Directorate General of Sea Transportation.

Highways in the vicinity of borderlines that is streets of Jl. Laksamana R.E. Martadinata and Jl. Enggano are two directional roads with respective three lanes. Level of road density is classified as high, it is due to road function serving transportation from/to harbor with type of big vehicles, area of offices routinely passed by the employee of District Administration of North Jakarta and oil service company in Plumpang.



Figure 3. Picture on closeness of access of the Enggano dwelling and office

In accordance with plan map of Space Order of DKI Jakarta, area of the Enggano dwelling is classified into area of Prospective Economy. Furthermore, in Direction Map of Area Establishment of Prospective Economy, the area of the Enggano Dwelling is classified into low intensity category.

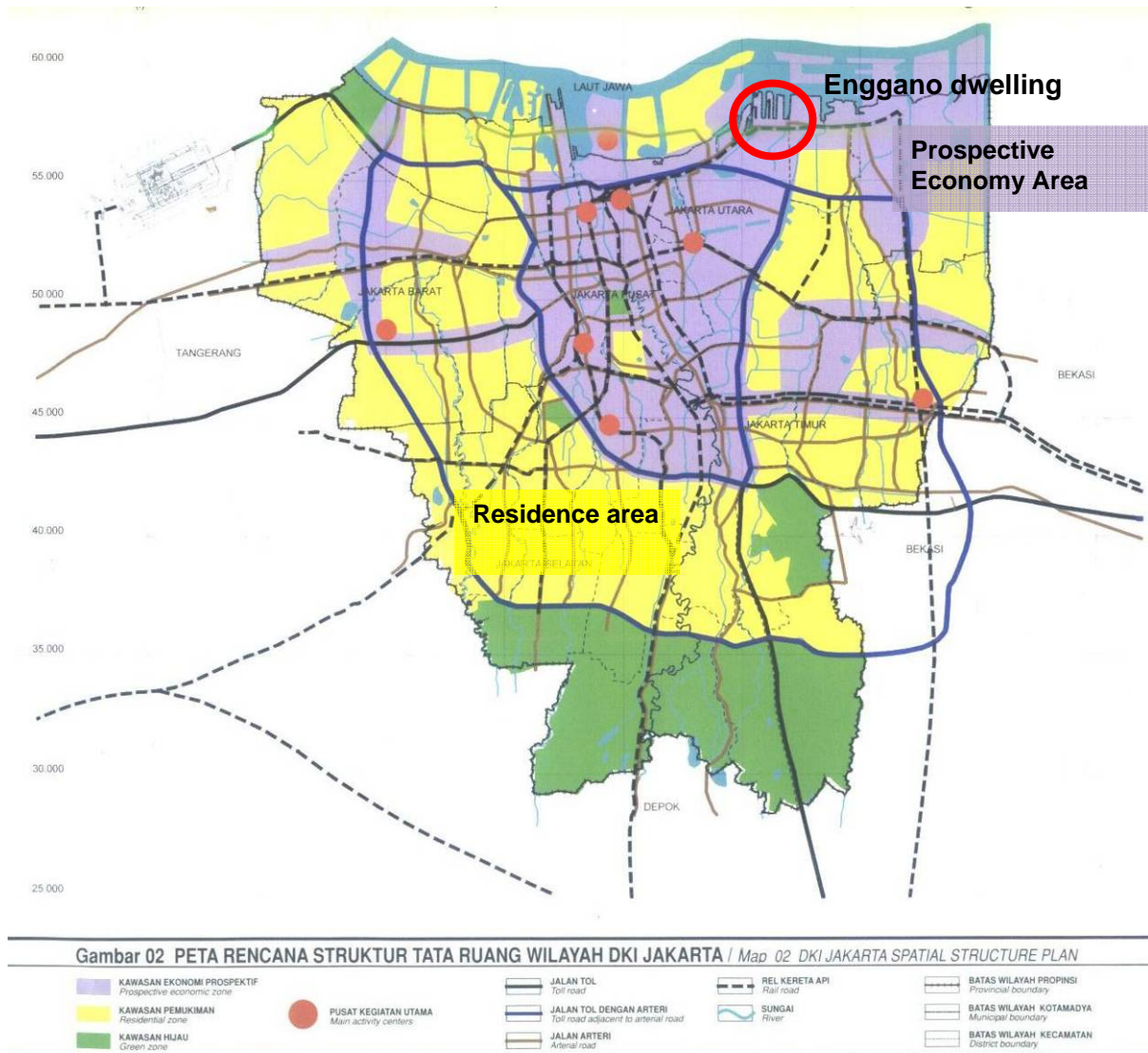


Figure 4. Plan Map of Space Order Structure of DKI Jakarta of Year 2007

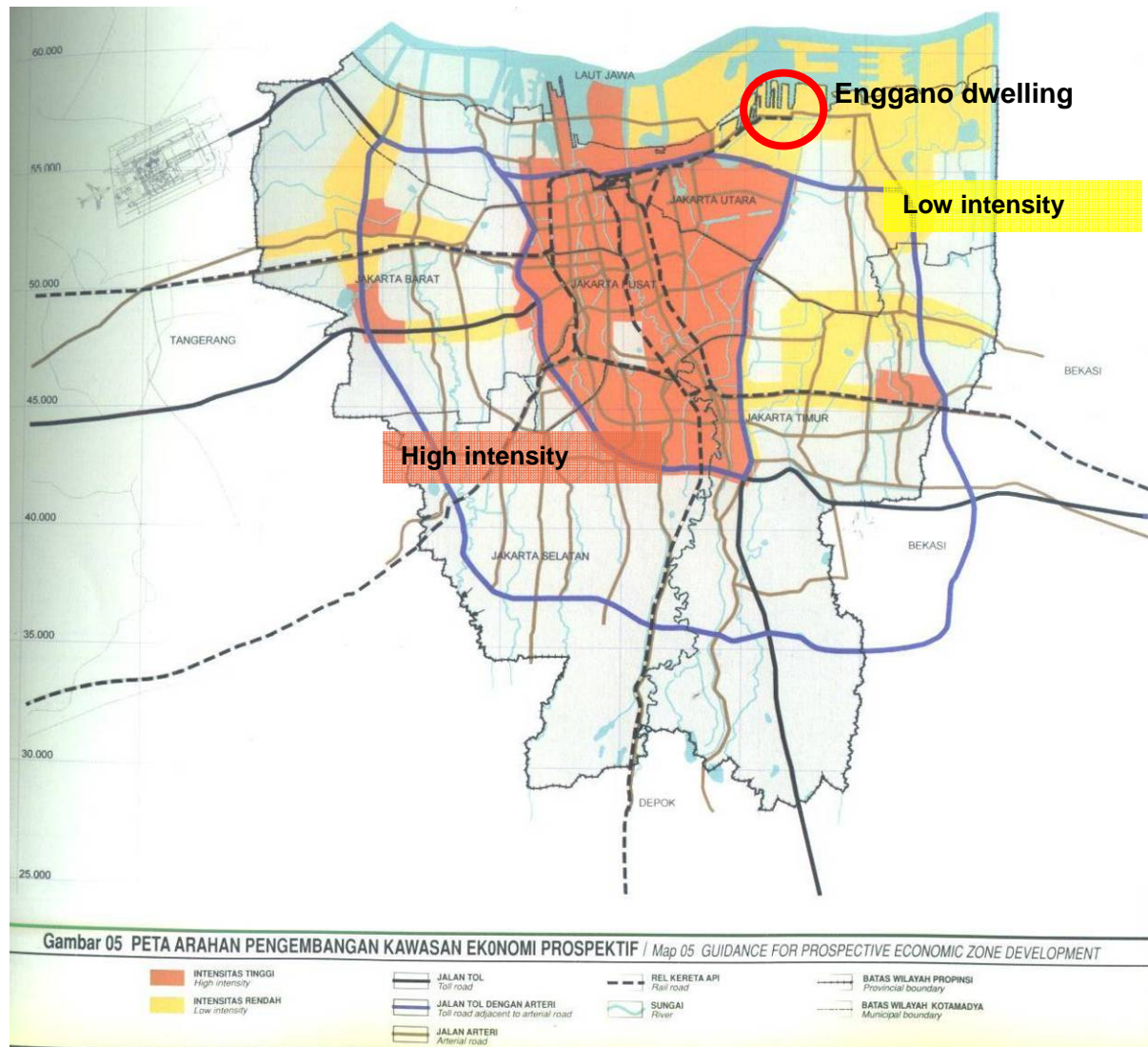


Figure 5. Direction Map of Area Establishment of Prospective Economy of Year 2007

III. ANALYSIS

From observation to circulation, closeness of location with office that facilitates the reaching from/to office and saves time. Besides, location is also much passed by public vehicles. The reaching that heads to Directorate General of sea Transportation is a bit far, however is easily accessible with public vehicles and vehicle of Trans Jakarta Busway. The reaching to get to Service Office of Navigation of Tanjung Priok is nearer and easily accessible with public vehicle.

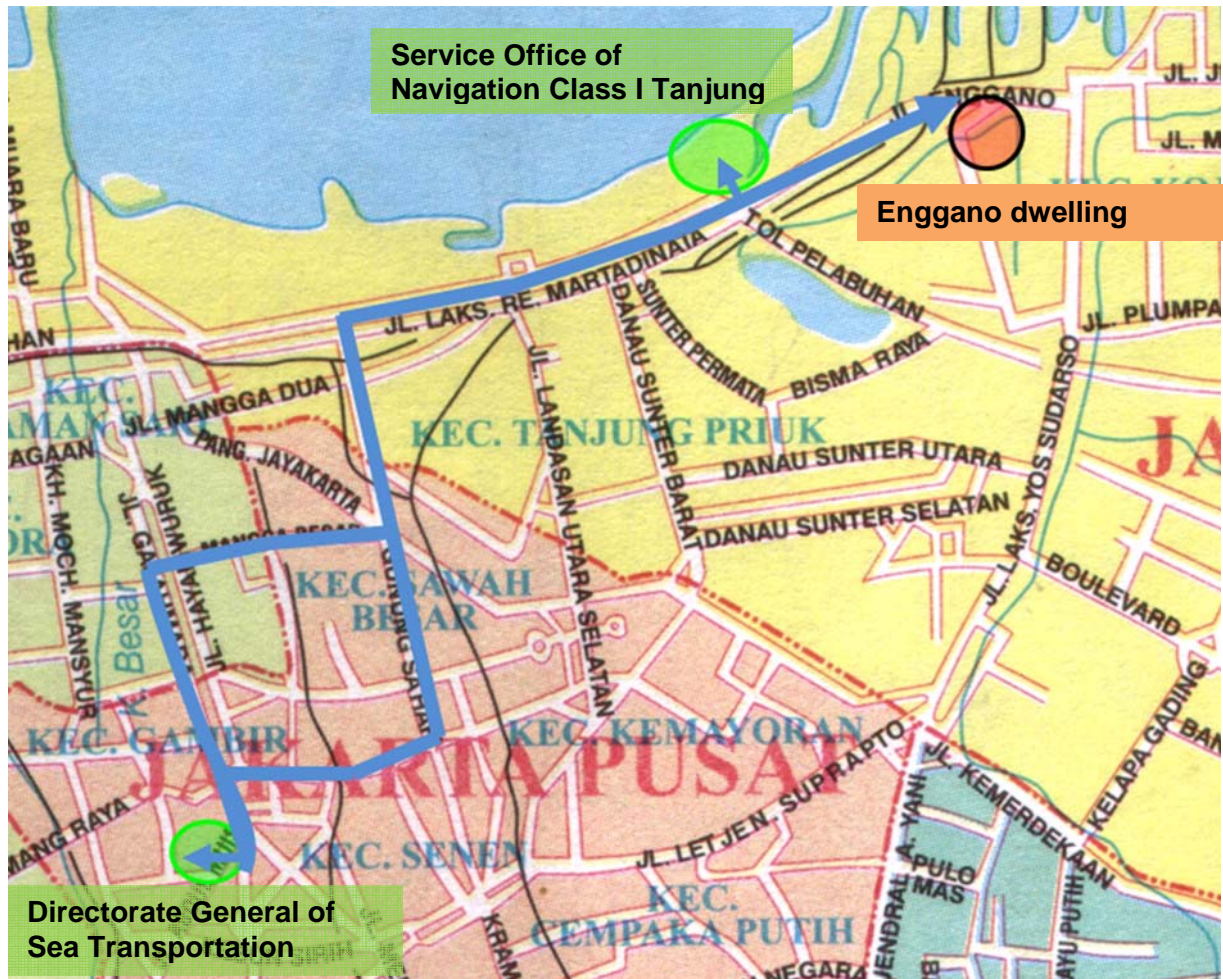


Figure 6. Analysis of Circulation

In accordance with urban economic facility, area of the Enggano is still classified as strategic in reaching to urban economic hubs such as, area of offices, commercialization, recreation, entertainment, education, health, and so forth.

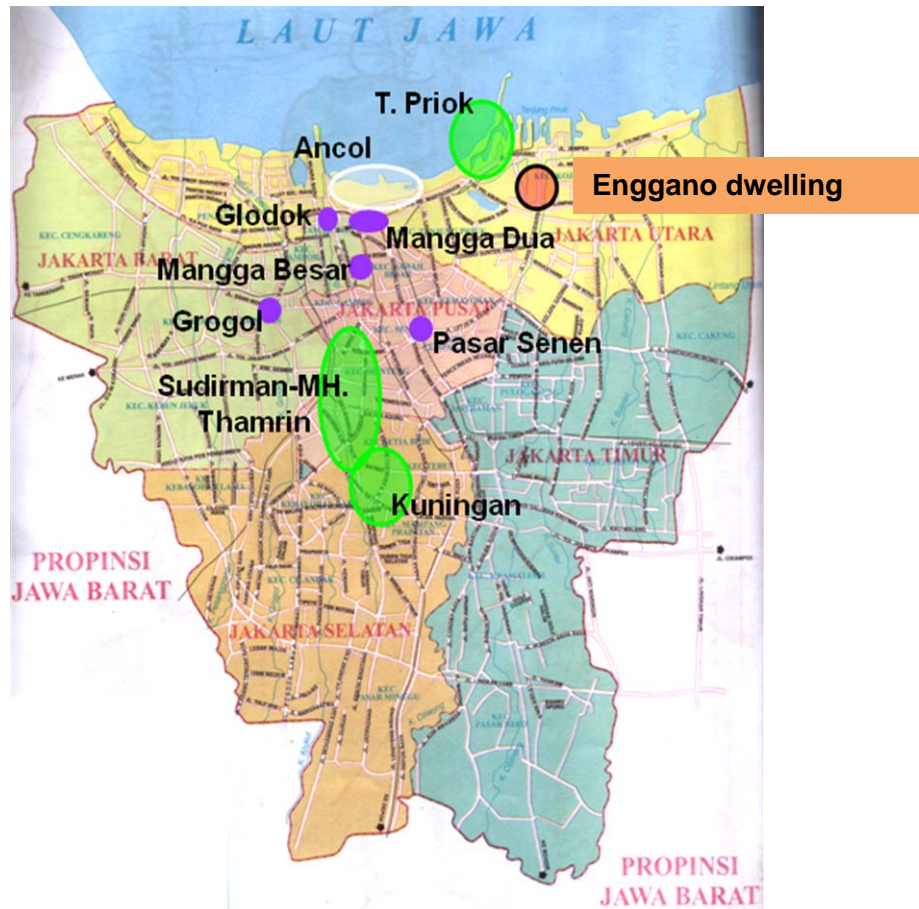


Figure 7. Analysis of Urban Economic Facility

From viewpoint of economy, area of the Enggano is classified as strategic due to its location nearby Urban Economic hubs. Other advantages are in the close vicinity with harbor of Tanjung Priok that is main point of goods-distribution activities in Jakarta. Besides, location of the Enggano is in area of population density dwelling becoming a trigger of emerging variety of economic activities as a demand realization of population's life needs.

The finest vista is heading to the east and west. Meanwhile vista heading to the north that goes to high building and heading to the south that goes to Kali Lega (or Lega river) that looks vile and dirty is classified as less good.



Figure 8. Vista heading to street of Jl. Enggano

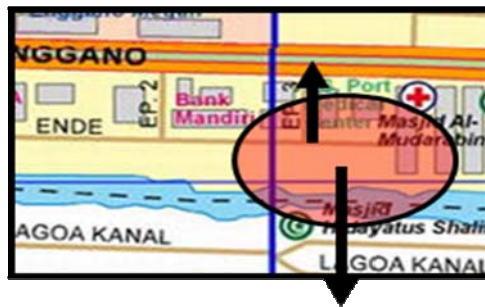


Figure 9. Vista heading to Kali Legoa (Legoa river-channel)

From viewpoint of social and cultural sides, area of the Enggano and its vicinity is settled by society of middle and lower economic classes. The dwellers of the Enggano's area are staff elements from Directorate of Navigation. Socialization of between the new coming residents (namely the dweller of Enggano) with the local native resident in vicinity has produced a new positive social culture.

Besides observation in field, research is done by providing questionnaires for the dwellers. According to results of questionnaires from the dwellers of the Enggano Dwelling in range of 101 sample data, it is found that:

1. People started to stay: 1950-2006
2. Status of employee:

- Active (35.64%)
 - Retired (64.36%)
3. Marital status:
 - Married (93.07%)
 - Divorce Due to Mortality (6.93%)
 4. Number of children in between: 1-12 persons
 5. Status entitled to dwell or stay:
 - Still alive and still stay (76.24%)
 - Moving (1.98%)
 - Passed away (21.78%)
 6. Status of dwelling:
 - Dwelled by the family (83.33)
 - Contracted (16.67%)
 7. Number of dweller (children) in range of between 1-10 persons
 8. Domicile of Child:
 - Active (35.64%)
 - In same dwelling (84.16%)
 - Different unit, same complex (0.99%)
 - Outside complex (14.85%)
 9. Heads of family in one dwelling:
 - Active to work (38.61%)
 - Getting to board (61.39%)
 10. All respondents doing subscription payments of electricity, water, security, garbage and cleaning.
 11. Relation between residents:
 - Very good (32.67%)
 - Good (61.39%)
 - Fair (4.95%)
 12. Expectation if location is renovated:
 - Compensation of Money (33.66%)
 - Complex/house removable (64.63%)
 - Unwilling to move (1.98%)

Level of noisiness in vicinity of the Enggano area is classified as a bit high, namely it is due to trade traffic (harbor) and offices busy and hectic all day long (non-stop 24 hours a day). A variety of small and big vehicles passing by this region. Meanwhile for the noisiness

in area of dwelling, its cause is distance between dwellers very close so that there leaves no open space as buffer from noisiness.

Building ordering existing in area of the Enggano and its vicinity is classified as good although space between buildings is dense. However unfortunately, environmental cleanliness in vicinity of river channel is less good. Vehicles of motors frequently passing by the area of nearby the Enggano are main contributor for air pollution. However level of air pollution caused has entered into high level. In case rainy bulk is high, there often occurs the water puddle.

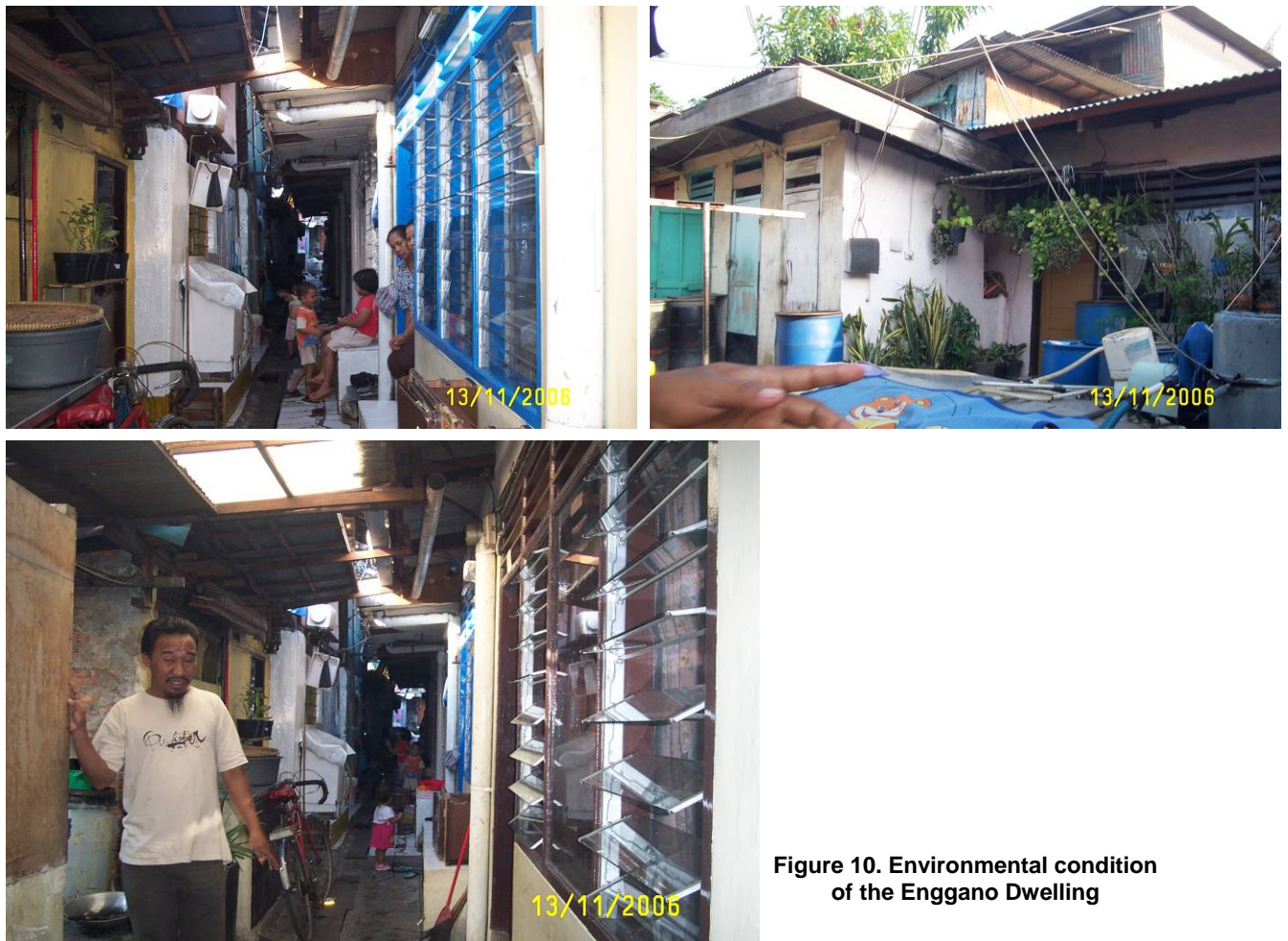


Figure 10. Environmental condition of the Enggano Dwelling

In accordance with the aforementioned analysis, there are potential values of borderlines of the Enggano dwelling, namely:

- Location in environment of dwelling with level high enough density
- Land width is classified into big KLB
- Social interactional level of the society is very strong
- Accessibility oriented to vicinity of Tanjung Priok

From potential values of borderlines having been analyzed, thus in a conclusion it is to DO REVITALIZATION WITH VERTICAL DWELLING, FOR INSTANCE APARTMENT-HOUSING.

IV. DESIGN PLAN

Land development plan of Housing of Directorate of Navigation at Jl. Jenggano with land width of 6.686 m², will be benefitted as dwelling of employee staff of Directorate of Davigationship of District of Tanjung Priok. This location is appropriately judged as a dwelling since it is classified as strategic of reaching to urban economic hubs like area of offices, trade, recreation, entertainment, education, health and easy accessibility, either with private or public vehicles.

Dwelling Revitalization will be developed vertically, commonly known as apartment-housing (called as rusun). This way is hopefully able to increase health quality because the present dwelling in its circumstance is very dense (looking vile), besides this apartment-house is added with commercial area as effort of increasing economy of its dwellers. This apartment house is planned to accomodate employee staff dwelling in Housing of Directorate of Navigation at Jln. Enggano added with dweller of housing existing at Jalan Gunung Sahari (Mess Bahtera Suaka).

Building of apartment-housing (rusun) consists of 4 sections, namely:

1. Tower with height of 5 floors amounting to 4 pcs that functions as a dwelling. Number of dwelling is 167 units, consisting of 106 units for type 36 and 61 units for type 45. Type 36 is aimed for employee staff residing in housing at Jalan Enggano while type 45 is aimed for employee staff having been previously living in Mess Bahtera Suaka
2. Podium of one floor functioning as commercial area of kiosks (shops) on part of around edge facing outward and parking area existing in the midst.
3. Building supporting two floors functions as Mosque in floor one and multipurpose room in floor 2.
4. Open space existing in the midst tower is utilized for garden while in the surrounding of outer apartment-housing (rusun) is utilized as jongging track.

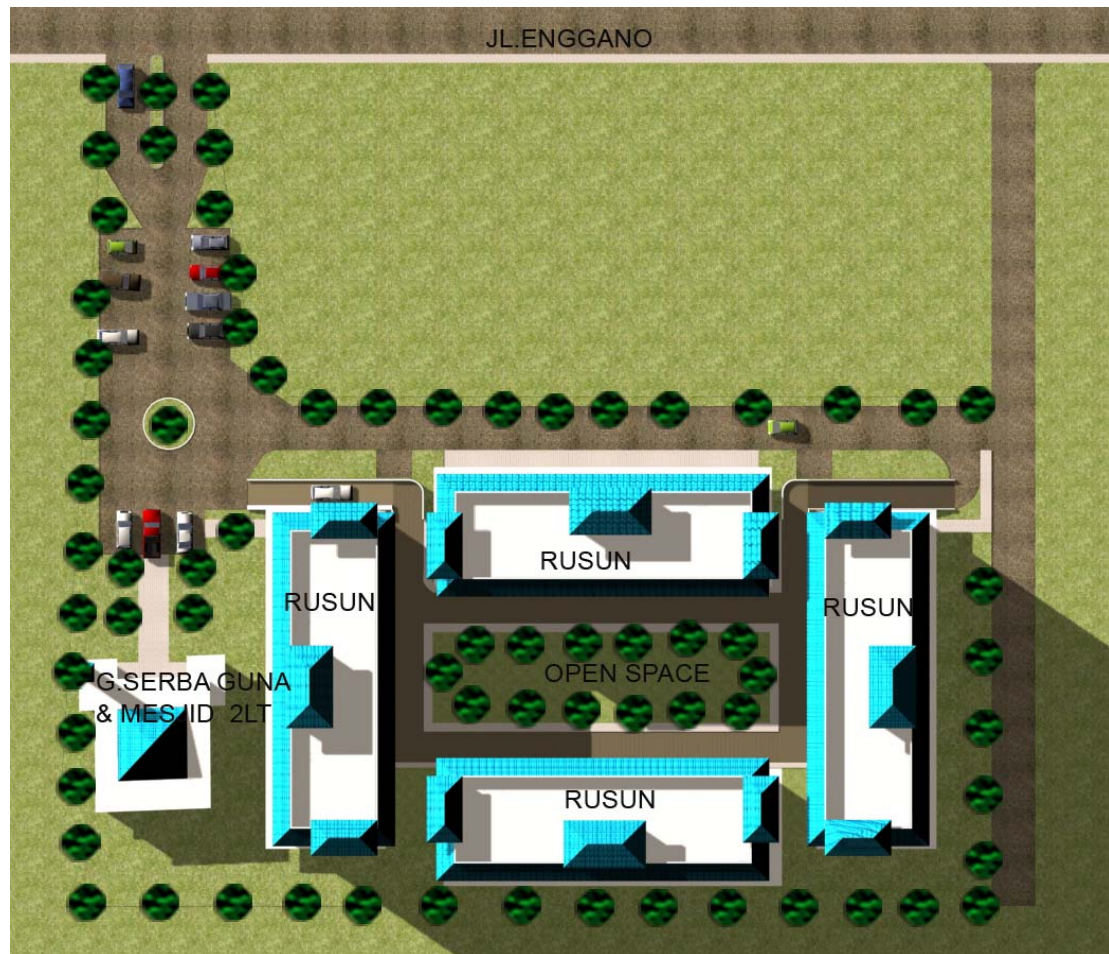


Figure 11. Plan of The Enggano Apartment-Housing Development



Figure 12. Perspective of The Enggano Apartment-Housing Development

Aspect of Technical Consideration

I. Limitation of utilizing land permitted by Government recently.

Land/Areal width	= 6.686,8m ²
KDB	= 60% = 4.012 m ²
KLB	= 1,6 = 10.698.88 m ²
Height of Building	= 4 floors

II. Plan of land utilization going to propose:

Land width	= 6.686,8m ²
KDB	= 53,09 % = 3.550 m ²
KLB	= 1,38 = 9.240 m ²
Height of building	= 6 floors

III. Simple apartment-housing for Rent / Simple apartment-housing for Ownership:

Gross width	= 9.240 m ²
Netto Width (80%)	= 7.392 m ²
Width per unit	= 36m ² (106 unit) and 45m ² (61 unit)
Number of units	= 167
Number of parking (0,8)	= 134

Scheme of Apartment-Housing Unit Ownership

Scheme of unit ownership in apartement-housing in Jalan Enggano finds many alternatives, as follows:

1. As Employee Staff's Official House, therefore the employee staff has rights to dwell that unit during as long as he still officially serves.
2. As unit of ownership, that unit can be purchased by the employee staff in the purpose of having Rights of Building Use.
3. As unit for rent, this unit is just rentable by the employee staff

Aspect of Financing

The following is a figure of apartment-housing development cost that will be later financed from BOT result (BOT = *Built Operate and Transfer*):

1. a. Rusunawa	= 9.240 x Rp. 3.000.000,00	= Rp. 27.720.000.000,00
b. Parking	= 3.350 x Rp. 2.000.000,00	= Rp. 6.700.000.000,00
c. Infrastructure		= <u>Rp. 1.272.972.500,00 +</u>
Amount		= Rp. 35.692.972.500,00
2. IDC = 12,5 %	= Rp. 4.461.621.562,50	

3. a. Design	= Rp.	3.071.578.350,00
b. Licensing	= <u>Rp.</u>	<u>553.468.000,00 +</u>
Amount	= Rp.	3.625.046.350,00
TOTAL OF COST	= Rp.	43.779.640.412,50