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Public spaces conducive to solidarity and social bonding: the importance of social interactions in the daily life of young Indonesians in the Rusunawa (rental flat) in Semarang city

Ferouz Mannit

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pour le diplôme d'ingénieur de l'École nationale des travaux publics de l'État

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- Président : Fabrice Bardet
- Maître de TFE : Wido Prananing Tiyas
- Expert : Prof. Sugiono Soetomo
- Responsable du Program URP : Dr Iwan Rudiarto

par

Ferouz Mannit

**Public spaces conducive to solidarity and social bonding :
« the importance of social interactions in the daily life of young
Indonesians in the *Rusunawa* (rental flat) in Semarang city »**

**Engineering faculty
Universitas Diponegoro**



**Submitted in partial fulfilment of the requirements for :
a degree of Master of urban and regional planning**

NOTICE ANALYTIQUE

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Titre (français)	Des espaces publics propices à la solidarité et au lien social : « L'importance des interactions sociales dans la vie quotidienne des jeunes indonésiens du <i>Rusunawa</i> (logement locatif social) à Semarang »
Titre (anglais)	Public spaces conducive to solidarity and social bonding : « The importance of social interactions in the daily life of young Indonesians in the <i>Rusunawa</i> (rental flat) in Semarang city »
Résumé (français)	<p>Le logement constitue une préoccupation majeure pour de nombreuses personnes, d'autant plus lorsqu'il est nécessaire de disposer d'un logement à un coût supportable. Le défi, face à la problématique du logement, est de pouvoir apporter des solutions durables qui répondent aux attentes des populations, notamment celles à revenus modestes. En Indonésie, le gouvernement a mis en œuvre une politique de logement public qui comprend le soutien aux programmes de <i>Rusunawa</i> : des appartements en location dans de petits immeubles sans ascenseur (Walk-up Flats), pour les personnes à faibles revenus. Cette politique a été déployée sur le territoire national dans les années 2000. En 2016, une évaluation de l'efficacité de cette politique publique indique que les objectifs ont été partiellement atteints. Cette évaluation met en évidence le caractère non durable de cette solution de logement en raison de la durée limitée du contrat de location. D'autres aspects sont mentionnés, comme la tendance à la dégradation des bâtiments et la question de l'adaptabilité à ce nouveau type de logement (collectif). Ces études portent sur des résidents sans toutefois préciser leur profil. On peut alors se demander si cette réponse est adaptée aux jeunes. Qu'en est-il des jeunes et de leur espace de vie au sein des <i>Rusunawa</i> ? À Semarang, les jeunes (20-29 ans) représentent 20% de la population en 2019 (BPS- Statistiques de la municipalité de Semarang). Cette recherche vise à mettre en lumière la manière dont les jeunes envisagent cet environnement urbain dans l'étude de cas de la ville de Semarang en Indonésie. Nous nous intéressons donc ici aux pratiques urbaines de cette jeunesse à travers l'exemple de deux sites : <i>Rusun Pekunden</i> et <i>Rusun Kaligawe</i>. Nous proposons également d'examiner la façon dont les autorités locales perçoivent cette question. La méthode de recherche utilisée est qualitative. Le questionnaire en ligne a été utilisé pour interroger les jeunes vivant dans ces deux sites. Un entretien semi-structuré a été mené avec les responsables du programme à la mairie de Semarang. L'objectif de cette thèse est de montrer que l'appropriation des espaces publics par les jeunes des <i>Rusunawa</i> peut être analysée comme un moyen de préserver les interactions sociales et de valoriser le modèle social indonésien. Les enquêtes menées auprès des jeunes permettent de mettre en évidence l'importance de l'espace extérieur, une opportunité de socialisation.</p>

Résumé (anglais)	<p>Housing is a significant concern for many people, all the more when it is necessary to have accommodation at a bearable cost. The challenge, facing the housing issue, is to be able to provide sustainable solutions that meet people's expectations, particularly those on a modest income. In Indonesia, the government has carried out a public housing policy which, includes providing support for <i>Rusunawa</i> programs : Walk-up Flats rental house for urban low-income people. This policy has been deployed on national territory in the 2000s. In 2016, an evaluation about the effectiveness of this policy indicates that the objectives have been partially achieved. This evaluation highlights the unsustainability nature of this housing solution due to the limited duration of the tenancy agreement. Other aspects are mentioned, such as the tendency of buildings to deteriorate and adaptability to this new housing. These studies relate to residents without specifying their profile. We can then wonder whether this response is suitable for young people. What about young people and their living space at Rental Flat ? In Semarang, young people (20-29) represent 20% of the population in 2019 (BPS-Statistics of Semarang Municipality). This research aims to highlight the way that young people contemplate this urban environment in the case study of Semarang city. Therefore we are interested here in the urban practices of this youth through the example of two sites : <i>Rusun Pekunden</i> and <i>Rusun Kaligawe</i>. We also propose to examine how local authorities perceive this issue. The method used is qualitative. The online questionnaire was used to interview young people living in these two sites. A semi-structured interview was conducted with the program managers at the town hall of Semarang. The objective of this thesis is to show that the appropriation of public spaces by young people can be analyzed as a means of preserving social interactions and of enhancing the Indonesian social model. The surveys carried out among young people make it possible to highlight the importance of outdoor space, an opportunity to socialize.</p>		
Mots-clés (français, 5 maxi)	Appartements sociaux, jeunes, revenus modestes, Semarang, Indonésie		
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ABSTRACT

Housing is a significant concern for many people, all the more when it is necessary to have accommodation at a bearable cost. The challenge, facing the housing issue, is to be able to provide sustainable solutions that meet people's expectations, particularly those on a modest income. In Indonesia, the government has carried out a public housing policy which, includes providing support for *Rusunawa* programs: Walk-up Flats rental house for urban low-income people. This policy has been deployed on national territory in the 2000s. In 2016, an evaluation about the effectiveness of this policy indicates that the objectives have been partially achieved. This evaluation highlights the unsustainability nature of this housing solution due to the limited duration of the tenancy agreement. Other aspects are mentioned, such as the tendency of buildings to deteriorate and adaptability to this new housing.

These studies relate to residents without specifying their profile. We can then wonder whether this response is suitable for young people. What about young people and their living space at Rental Flat ? In Semarang, young people (20-29) represent 20% of the population in 2019 (BPS- Statistics of Semarang Municipality). This research aims to highlight the way that young people contemplate this urban environment in the case study of Semarang city. Therefore we are interested here in the urban practices of this youth through the example of two sites : *Rusun Pekunden* and *Rusun Kaligawe*. We also propose to examine how local authorities perceive this issue. The method used is qualitative. The online questionnaire was used to interview young people living in these two sites. A semi-structured interview was conducted with the program managers at the town hall of Semarang.

The objective of this thesis is to show that the appropriation of public spaces by young people can be analyzed as a means of preserving social interactions and of enhancing the Indonesian social model. The surveys carried out among young people make it possible to highlight the importance of outdoor space, an opportunity to socialize.

Keywords : walk-up flats, low-income, young people, Semarang, Indonesia

PREFACE

This thesis is written as a partial fulfilment of the requirements for a degree of Master of Urban and Regional Planning at Universitas Diponegoro and the degree of public works engineer with the title : « Public spaces conducive to solidarity and social bonding : the importance of social interactions in the daily life of young Indonesians in the Rusunawa (rental flat) in Semarang city ».

The author would like to thank all parties who have helped this research. The first is, Wido Prananing Tiyas, ST, MDP, PhD as my supervisor and her assistant Kevin Julius, Dr. Iwan Rudiarto, ST, M.Sc, head of Program and Professor Sugiano Soetomo, as expert. I also thank Mada Sophianingrum, Yasser Wahyuddin, Intan Hapsari, student in MPWK, who made my stay easier and contributed to the smooth running of the thesis and the master's program, and Deva Fosterharoldas Swasto, doctor of philosophy, who has helped me in the understanding of the house public policy in Indonesia. The second is Fabrice Bardet as the president of jury who have been guiding me throughout this thesis. Thirst is to the officials of Semarang and people who helped with useful information and data for this study. The last but not least is to my husband and two children who agreed to follow me on this adventure.

Hopefully, this research will raise questions about how young people are taken into account in urban planning projects including housing offer. As for the errors that might be found in this report, they are entirely the responsibility of the author.

Semarang, 2020

Ferouz MANNIT

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1. CHAPTER I INTRODUCTION

1.1 Background

Urbanization is a significant phenomenon of globalization : more and more people are living in cities and urban areas are growing. Housing became thus a challenge not only for people already settled but also for newcomers. Indonesia is one of the countries that has seen its cities expand rapidly in the space of 50 years. In 2019, urban population reached 56% of the Indonesian population (knoema.fr). This rapid growth led to the production of slums and informal settlements.

To absorb the slums, the Indonesian government has developed a national strategy. The walk-up flats housing policy was implemented on a large scale in the 2000s. The aim is to provide housing solutions to the low-income households. This type of housing meets a double objective : to promote urban density by building collective house, in a context of land shortage, and to meet the housing needs of low-income people.

In 2016, an evaluation of this policy on programs deployed in Yogyakarta Province was intended to measure the effectiveness of the Walk-up flats policy in accomodating urban low-income people. At the origin of this initiative, the observation that specific dysfunctions deserve to be underlined such as high vacancy rates, rejection from the surrounding neighbourhoods of this form of housing and the tendency of the buildings to deteriorate and become sub standard vertical flats (Swasto, 2018). Through this research, it's about assessing the effects of this policy by taking stock through the perspectives of residents but also the views of institutions. The results demonstrate that residents seem to be adapting to this new style of housing, however housing is not compatible with economic activity. Furthermore building and infrastructure are not appropriately built : the use of cheap materials that do not allow the longevity of the building which tends to deteriorate. Another critical point, the issue of sustainable housing development is also raised. Another research has been carried out to judge the friendly nature of vertical housing. The residents are satisfied and consider these accommodation to be quite friendly because it brings them safety and security, however, the temporary kind of the accommodation raises questions (Swasto,2018).

It would be appropriate to push the evaluation further by focusing on young people and their own perspective. What special attention to have for young people in particular ? It should be questioned whether suitable responses have been provided for access to house for young people (19-30 years old). Access to housing brings other inseparable considerations such as access to employment, leisure, public transport... In fact, accomodation must be a lever to support these young people in their integration into society. With the entry into professional life and the formation of a couple, access to independent housing is defined as one of the stages marking the transition to adulthood (Monnaye, 2016). Ignoring the specific needs of young people can be a risk as the impact could be detrimental on their lives. In particular, they could suffer from exclusion or spatial segregation. This question concerns both young people but also public authorities, central and local government, and actors of community life too. It is appropriate to take an interest in the way they occupy space, to their expectations in order to undertake targeted actions. To promote a sustainable developpement, the social, economic and environmental issues should be approached systemically. When it comes to working on housing, urban planning, choice of location, type of building, exterior spaces, shared places are all elements to take into account to widen the scope of action.

That's why studying the relationship of young people to their living space at Semarang Rental Flat could help us to paint a portrait of this category of people and to raise questions or identify problems.

1.2 Problem statement

Slums areas are places illegally established. The households use these spaces to make their home. Generally they do not have access to water or waste management. Actions are taken to improve living conditions, especially for sites exposed to the risks of flooding which require specific infrastructures. Semarang is a port town in Central Java prone to flooding. The city is often submerged due to the seasonal high tides which flood the coastal zone of the province of central Java. Otherwise, the sea-level rise makes these episodes regular.

Through the Walk-up flats policy, the government aims to provide solutions, but in a way this policy shows weaknesses in certain aspects. These aspects concerns the building, the adaptability or even the friendly nature of this type of housing. These studies focus on households in general without specifying their characteristics.

This is why we propose here to conduct a research on « Young people and their living space at Rental Flat : the case of Semarang ». This would highlight a specific urban practice on the part of young people (19-30 years old) and gather relevant informations about how these young people are appropriating these places.

The Walk-up flat policy was deployed 20 years ago, in this study we have access to recent experiences related to the installation in the places and to other older ones which would be spread out over several years providing a more precise vision of the experience of these young people. This is important, particularly when it comes to developing specific resources and processes for young people.

1.3 Aim of the study

The aim of this study is to explore the relationship of young people with their place of life and to know what perception they have of this urban environment. To do this, we will take an interest in their characteristics, to get to know them better. Then we will analyze the living space in walk up rental flat and collect informations about how young people apprehend this space. Finally, we will also explain the behavior of young people in these neighborhoods, paying attention to their relationships with others (people in the area or over districts, the community and public authorities).

1.3.1 The objectives of the study

1. To identify and analyse young people characteristics

In this survey, it is necessary to have socio-demographic data : age, sex, marital status, level of education, salary, experience, location, etc. What is the profile of these young people accommodated in these homes ? Is there a typical profile ? Are there any emerging trends? These questions may be of interest for this study. First, find out precisely who completed the survey. Since we are targeting a specific audience, it is essential to ensure that it is this

audience that we are reaching. We will interview a sample so knowledge of socio-demographic characteristics help determine if the example is representative.

2. To identify and analyse the living space in walk up rental flat

We know that *Rusunawa* is a national policy that is implemented with in collaboration with local governments. This objective will allow us to update the overlaps between the different levels of public administration. By drawing up an inventory of the skills of local authorities in this area, starting from the project, the decision of the location, the architecture and the choices concerning public spaces, and drawing a parallel with the expectations of young people. We can in particular check if there are local standards for example to adapt this production locally. Several factors are taken into account regarding this objective such as funding, determining geographic areas, directions and decision making process. We will notably seek to know the involvement of local authorities.

3. To identify and analyse the perception of young people about their living space in walk-up rental flat

We focus here on portraying the way young people perceive their direct environment. The objective is to measure to what extent they are present or not in the public space that surrounds them. Does this space integrate youth? We are trying to find out if this place is a space for socialization or experimentation. It is interesting to know their opinion on these urban structures as a whole to understand their approach to public space and the way in which they use it. This requires having information on their center of interest and on what they consider to be an environment conducive to their social, sporting, cultural activities ... Through these observations, we will be able to analyze the offer available for young people in these neighborhoods, their representations and their practices. We will be able to check if they have specific behaviors and if they find their place.

4. To identify and analyse the relationships of young people with others

This objective is part of an approach to analyze the behavior of young people in public space through a particular function which is engagement and participation of young people in their neighborhood. We want to study their relationships with others, ie residents, local government (to politics) and associations. This will make it possible to know to what extent young people are recognized and listened to and whether they are sufficiently informed in

particular. It is another way of investing in the places made available to them which can be used to create commitment, participation in collective life or in associations. All these aspects concern their personal life, the defense of their interests but also the search for sociability.

1.3.2 The rational of the study

This research aims to draw up a statement of the living conditions of this youth, to what extent this urban development meets their aspirations. Could this environment represent a springboard both to socialize but also to glimpse favorable prospects for the future ? In other words a sustainable solution and not a confinement.

We analyze here the appropriation of places according to their age, gender, profile and background. The idea is to portray a reality and raise questions about the relevance of this urban development for young people. Of course the young population is heterogeneous and refers to multiple profiles, just like the spaces dedicated to the Rusun whose characteristics may differ on some aspects.

The surveys allow us to identify similarities in social logic and remarkable ways of practicing space. The proposed study seeks to focus on the feelings of young people.

We should consider the question of adaptability to this new habitat concerning the needs of young people. The lack of maintenance of the buildings, the temporary nature are all aspects that can affect the quality of life or even cause a feeling of rejection of this space. These are indeed the physical aspects of the subject that we are dealing with, however we must not neglect other aspects such as conviviality or even solidarity that can counterbalance this disorganization.

I hope that this study will lead to a reflection on this subject and on the idea of taking charge of the issue of housing for young people.

1.4 Scope of study

The study focuses on 2 sites among the seven existing in Semarang :

Rusun Pekunden and Rusun Kaligawe.

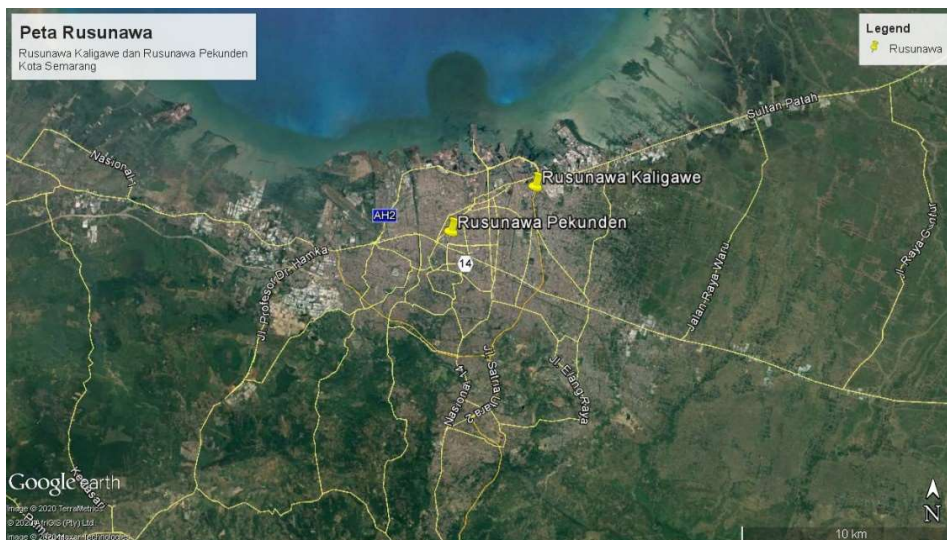
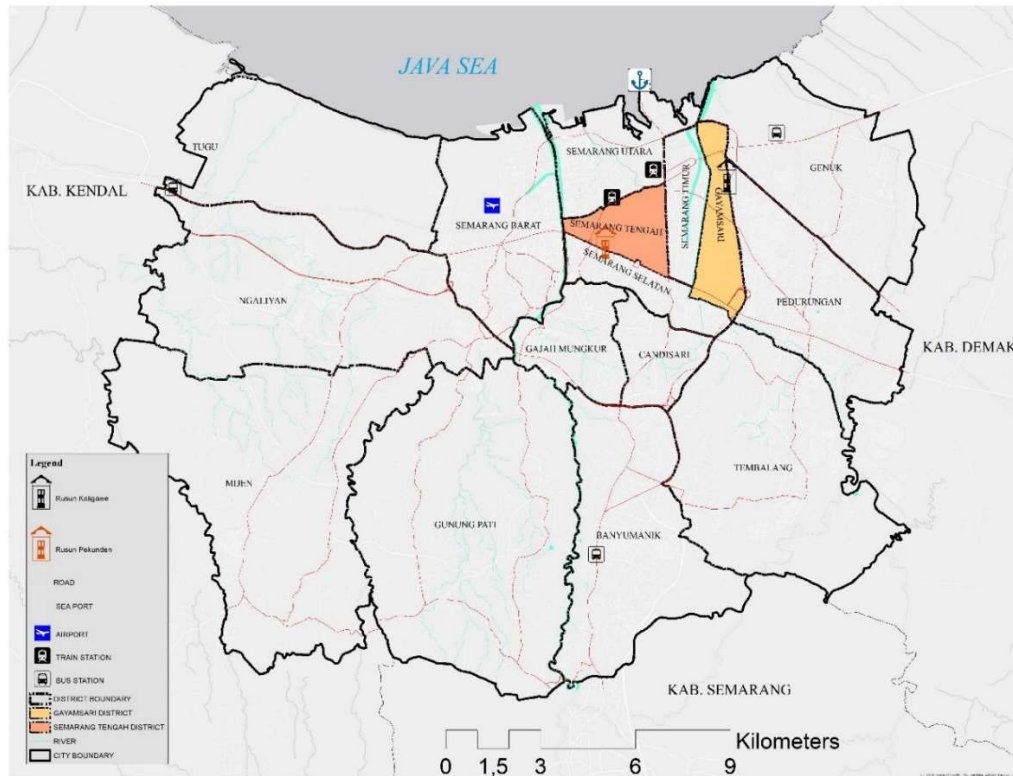


Figure I.1 Location of the two Rusun program in Semarang

Source : open street map, Indonesian Topographic Map (RBI) and google earth

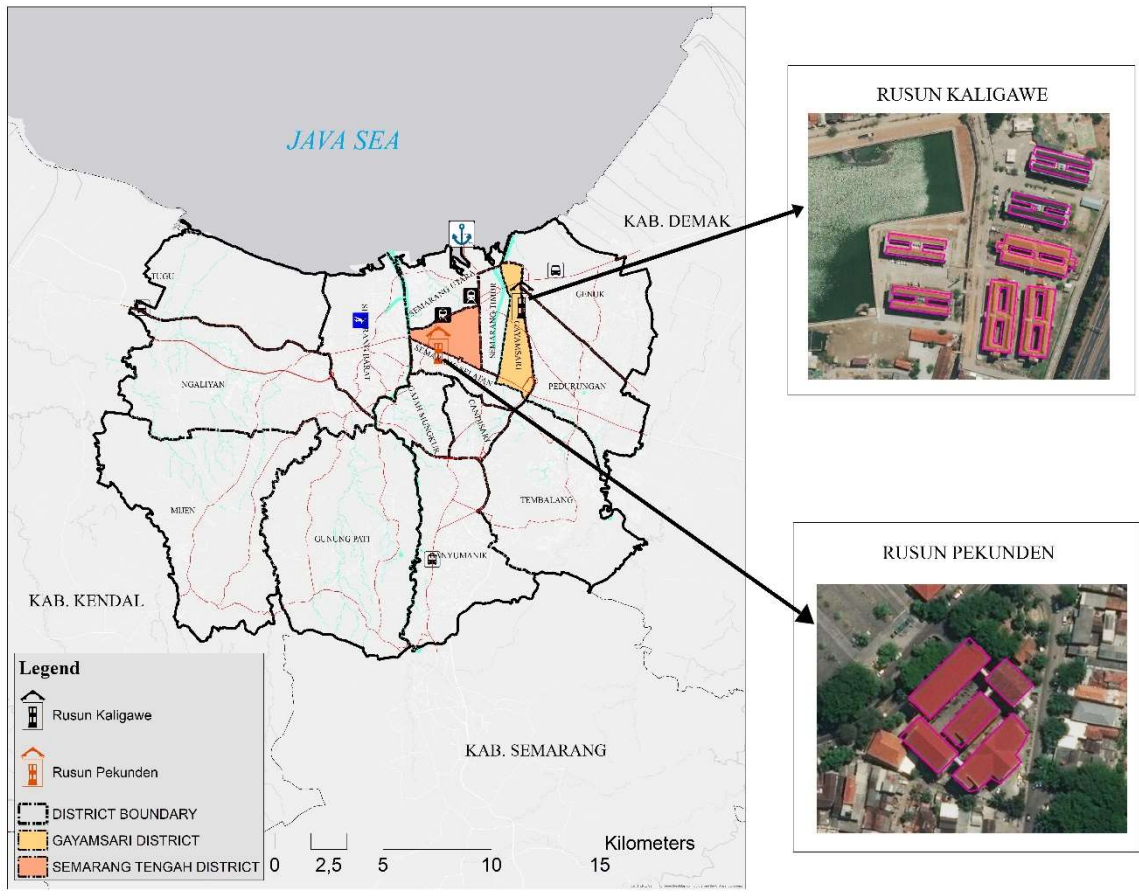


Figure I.2 Zoom on the real estate program, Source : open street map and Indonesian Topographic Map (RBI)

The first location, Rusun Pekunden, is located downtown. near Simpang Lima, a popular city park laid out on a traffic roundabout, surrounded by commercial area and street food stands.

The boundaries of the study area :

- North : Kelurahan¹ Brumbungan & Kelurahan Miroto
- East : Kelurahan Karang Kidul
- South : Kelurahan Karang Mugasari & Kelurahan Randusari
- West : Kelurahan Sekayu

¹ Sub-district

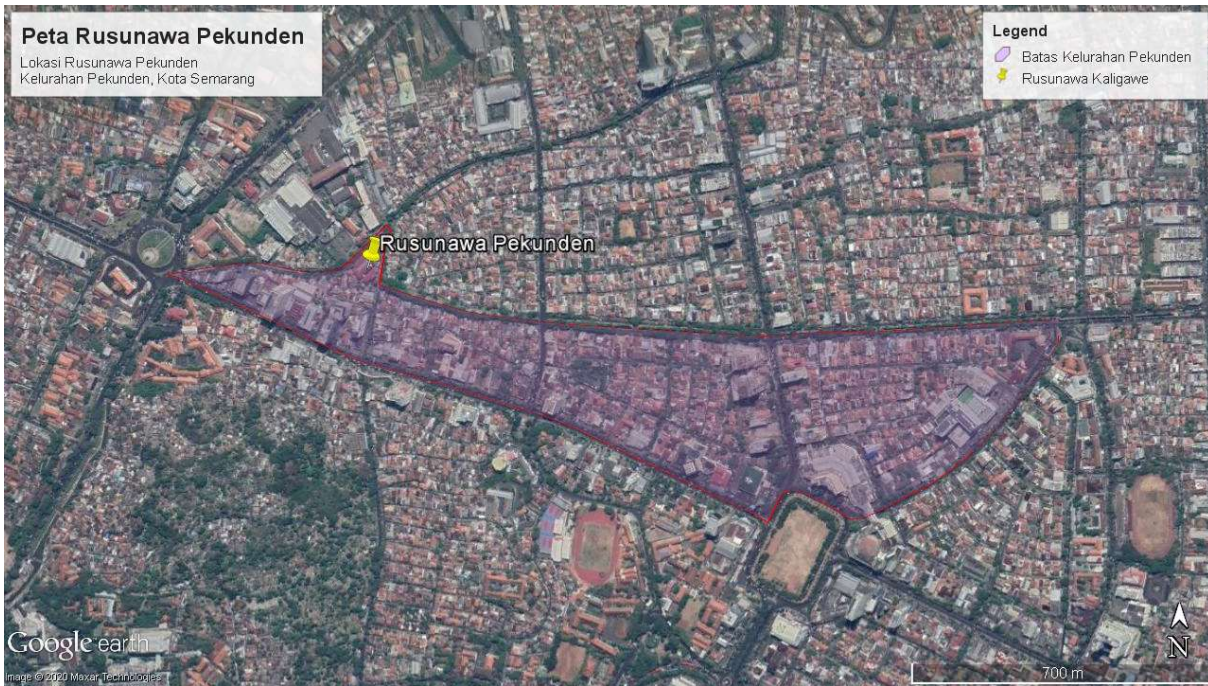


Figure I.3 Rusun Pekunden in Kelurahan Pekunden, source : google earth

The second one is Rusun Kaligawe, also located in North Semarang, less than 20 minutes by car from the harbour. The boundaries of the study area :

- North : Kelurahan Tambakrejo
- East : Kelurahan Muktiharjo Lor & Kelurahan Muktiharjo Kidum
- South : Kelurahan Sawah Besar
- West : Kelurahan Mlati Harjo



Figure I.4 Rusun Kaligawe in Kelurahan Kaligawe, source : google earth

1.5 Benefits of research

1.5.1 Theoretical benefits

From a theoretical point of view, this research is expected to provide details on how to make available real public spaces that young people can appropriate. This study is expected to lead to reflection on how to integrate this category of the population in urban and regional planning.

1.5.2 Practical benefits

This study will provide arguments to planners and public authorities on the interest of using mechanisms of youth participation in urban planning decision-making. Integrated young people into public space is also making them participate in the life of their lively place. It is involving reflection in terms of urban planning to imagine the sustainable and inclusive smart city.

1.6 Research Framework

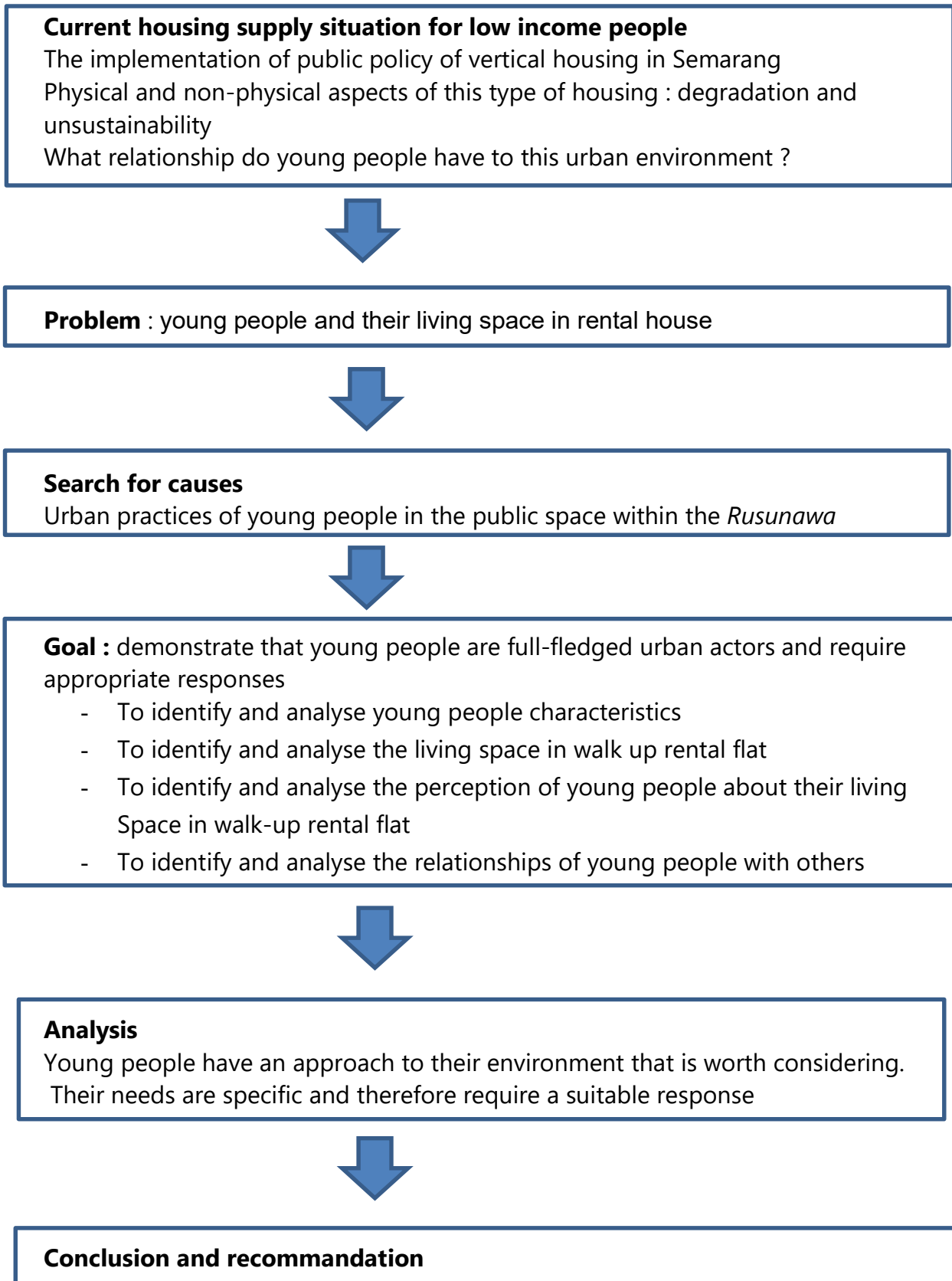


Figure I.5 Research framework, source : author's analysis, 2020

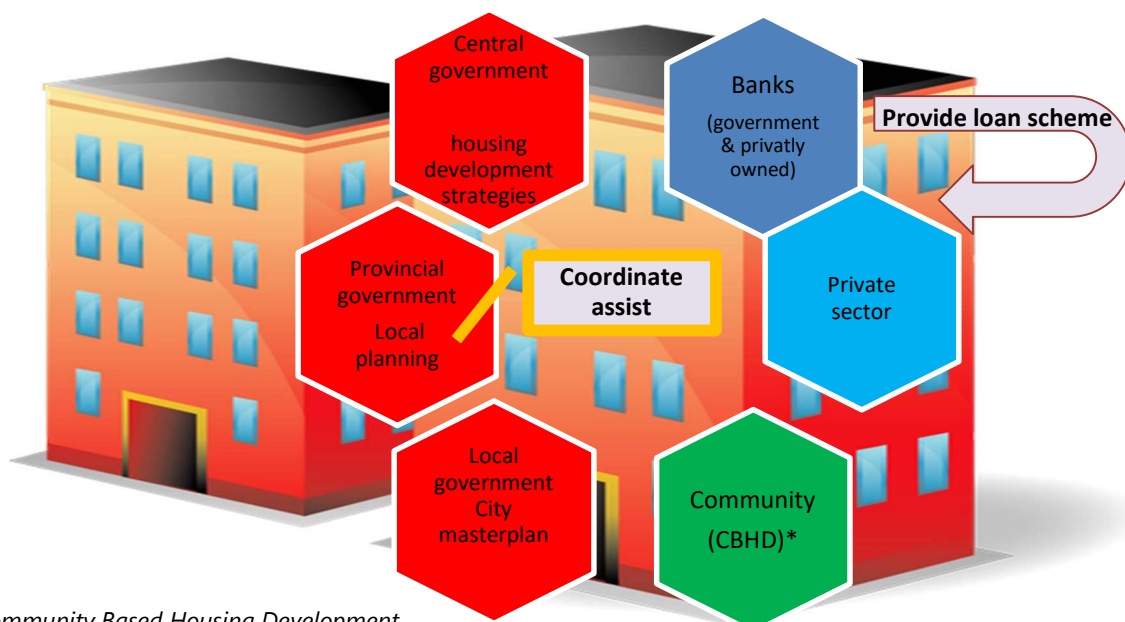
2. CHAPTER II LITERATURE REVIEW

2.1 Public housing in Indonesia

From 1945 (independence day) to 1994, the housing policy in Indonesia has known several changes. The government adopted five successive national plan of housing development until 1994. Then several reformations took place modifying legal requirements relating to local government autonomy or spatial planning in particular. Two laws concerning the walk-up flat were enacted, law n°16, 1985, then replaced by the law n°20, 2011 (Swasto, 2016).

2.1.1 Policies for affordable housing

« The housing policies in Indonesia can be divided into two different parts, which are major policies and specific regulation and management. In general, the major housing policies are derived from the national housing strategy ». (Swasto, 2016). The walk-up flat program stems from a national policy which consists in the supply of low-rise vertical housing. Besides regulation provide for the creation of the *Perum Perumnas*, a national housing enterprise responsible for producing low-cost rental housing, (Swasto, 2016). In the 1990s, private real estate developers were also involved in the production of this kind of house. The state also provides financial support to communities to encourage them to build their own homes. Below an overview of the housing stakeholders.



*Community Based Housing Development

Figure II.1 Diagram of the housing funding process, (Swasto, 2016)

The intervention of the private sector comes in support of the government to face increasing demand. However, Real estate developers have provided mainly the upper classes. « *The private sector argued that the expensive price of the land is the main reason, resulting in much less profit or even loss* » (Swasto, 2016). The law n°20, 2011, *rumah susun*, requires private developers to allocate 20% of the total production for the low-income community. These low-income housings have to be in the same regency or city. This legal requirement lacks regulations to specify the implementation. « *Several condominium developers have questioned how to determine the total area of the low-income development and the timeline for achieving this obligation* » (SSEK, Indonesian Legal Consultants, 2015).

Concerning the housing supply for low-income people, the walk-up flat program foresees walk-up flats for sale (*rusunami*) and rental walk-up flats (*rusunawa*). « *The target group of the flats for sale is middle class society, while rental walk-up flats or rental public housing is targeted at low-income people* » (Swasto,2016).

2.1.2 Rusunawa, multi-storey low income rental house

Public housing policy can be summarized in the diagram below. We are interested here in *Rusunawa* :

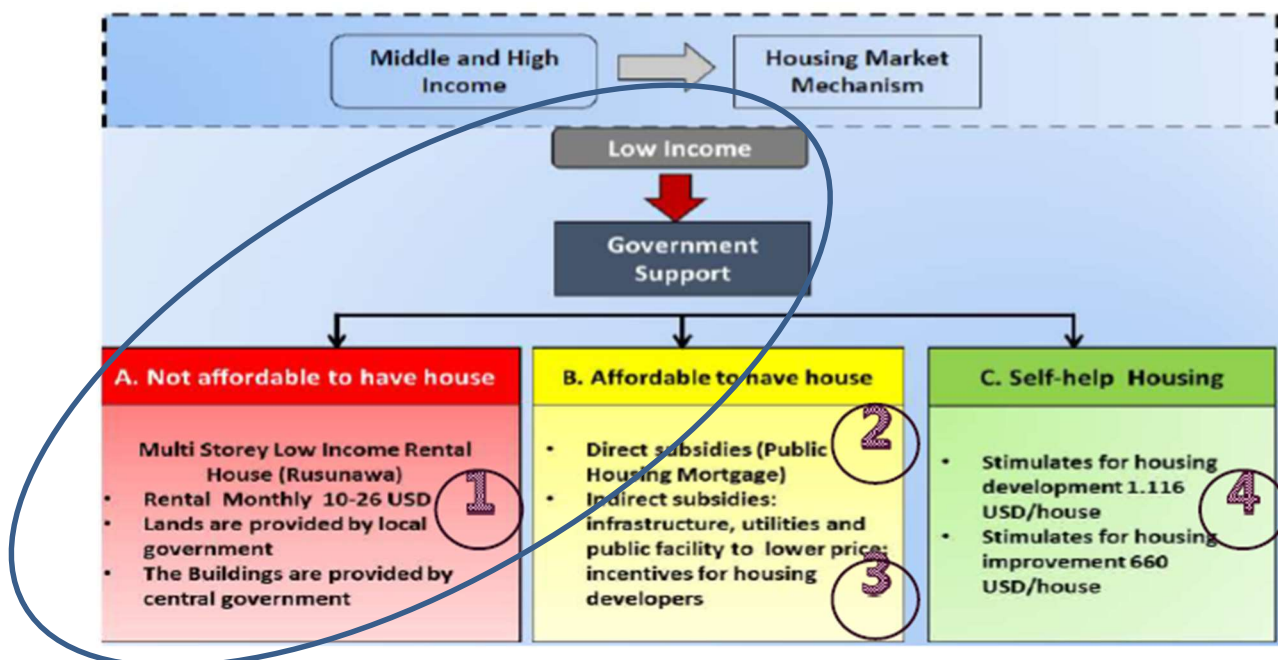


Figure II.2 Rusunawa program

Source : Deddy S Bratakusumah, PhD, BAPPENAS, May 9, 2018, Presentation in Singapore

The rental house in the multi-storey building is dedicated to people on low incomes. The goal is to provide vertical housing for people who cannot afford to own their home and also minimize land conversion in urban areas.

To produce walk-up flats, the local government provide the land and the construction is taken over by the central government (the State).

2.2 Issues related to Walk-up Flats in Indonesia

2.2.1 Adaptability

In Indonesia, the *kampung* is an urban working-class district that we can assimilate to a village because of the rural nature of their way of life. The inhabitants of *kampung* are communities which have powerful social bonds. There is solidarity within these communities ; as an example, they collectively build the *kampung*. However, the *kampung* is made in an informal way (Shirleyana, Hawken, Sunindijo, 2018). In some *Kampung* people live in quite good conditions, but much concentrate on poverty and insalubrity and are slums area. Many residents in walk-up flats come from *kampung* and are not used to living in vertical housing. As a consequence, it took time to find tenants for the walk-up flats. We can say that it's a bit of a « culture shock ». People have to acclimatize new standards. The residents had to learn to live in co-ownership. Despite everything, there is good relationship and conflicts are relatively quickly resolved (Swasto, 2016).

On the other hand, they do not necessarily use the shared spaces available to them. They tend to reproduce the gatherings they used to do in their *kampung* in other non-dedicated places. Similarly, they do not necessarily use sports facilities or any other equipment provided (Swasto, 2016). These urban developments aim to define their living space ; to achieve this, public participation helps provide answers tailored to needs.

Over time, we observe that people spend most of their day at work and come home late at night, therefore interactions between residents tend to be reduced. They only meet for special events. There are, however, exceptions, like in Yogyakarta where residents' associations have been created called « *paguyuban* »(Swasto, 2016). That proves that people are organized in structures to defend their interests. Or in *Pekunden* flats of Semarang city

where the inhabitants have appropriated the public space, thus creating a « *dynamic community* » which interacts with the neighbourhood as well (Bagoes, 2018).

Regarding the adequacy of these walk-up flats with economic activities, residents who work in the informal sector or self-employed do not have enough space to exercise their job, and there are no places to store their trolleys and goods. Commercial premises are available on the ground floor, but they have to pay extra rent (Swasto, 2016).

Overall, the adaptation is made rather well, but some considerations are to be taken into account to improve the life quality of these residents. We can ultimately draw a parallel with young people by considering all these aspects that we have just mentioned : their way of adapting, the question of the social bond, the implication in community work and the adequacy with their professional and non-work related activities.

2.2.2 Sustainability

Sustainability is also a concern for the residents when they decide to move into these apartments. Legally, the duration of the tenancy agreement is set for three years and can be extended to another three years. Residents, therefore, have the right to stay in the dwelling for six years. The government considers that this period is sufficient for the households to save money, due to the cheap rent, and to be able to acquire housing. It is also a way of optimising public expenditure since these residences profit from subsidies. Finally, that makes it possible to vacate the accommodation to other people who need it (Swasto, 2016). There is no guarantee that after these six years, the tenants are in financial capacity to become an owner. The risk of household insecurity is not negligible. This is particularly the case for *Pekunden* in Semarang, which has been classified as « *inadequate and unsustainable housing* » especially on the aspect of the security of tenure (Wiryanti, 2015).

It should also be noted that households must have a stable job and therefore regular incomes to access to walk-up flats. But on the other hand, « *the resident must not have too much income, which will be categorised as not having 'low-income' status anymore* » (Swasto, 2016). It is difficult for people on low incomes to become homeowners, mainly if the costs of real estate are high, and if people face difficulties in personal and professional life.

In addition to these financial conditions, accommodation is reserved for the young family, young couples and people over the age of 23 (Swasto, 2016). Some students have access to student dormitory. Those who left school and young workers may also face this problem of unsustainability.

Finally, due to the high cost of land, walk-up flats are built in the periphery or along the riverbank (Swasto, 2016). Often far from the facilities, services or employment. For residents, this entails expenses in transportation fees or motorcycle purchase. For young people, the question also arises. The provision of accommodation suggests offering a suitable living environment close to essential services.

2.2.3 Building deterioration

This construction program aims to absorb slums. However, we note that these flats have in turn, become substandard vertical housing. Severe deterioration occurs due to quality defects. The use of inferior quality materials has led to technical failures such as damaged water pumps and water leakage (Swasto, 2016).

Several factors explain this state of degradation : construction in the rush of housing, for example, and the allocated budget that does not allow local government to build high standard buildings (Swasto,2016). In Semarang city, building maintenance is faulty due in particular to a governance problem in the management of these buildings (Mahulae, 2019). There is also a lack of regulation in use or the occupation. In *Pekunden* flats, the residents make transformations who tend to make buildings dirty and degraded. There is a noticeable lack of awareness of the occupants to prevent degradation. These apartments are likely to turn into slums (Diovani, 2019). This state of degradation can also have consequences on the value of land (Swasto, 2016). It is in everyone's interest to keep these buildings in good condition and not to let them become substandard housing. This situation can, in particular, lead to a NIMBY² phenomenon, due to the negative image that walk-up flats could convey.

This living environment could influence the practice of these urban spaces by young people. This living environment could influence the practice of these urban spaces by young

² Not In My Backyard

people. We can wonder if they are sensitive to these issues. Suppose they are involved in their neighbourhood, in what way.

2.3 Urban practices : definitions

The European exchange and learning program URBACT (Urban Development programme network) « *aims to stimulate innovation in urban regeneration by encouraging towns and cities to identify, transfer and disseminate good practice* » (European Commission). In their project named *USER, changes and conflicts in using public spaces*, they provide a glossary which highlights the notion of public spaces and occupation of public space. In theory, public space is an outdoor space, open to all without distinction. This space is also defined by the way it is practised. However, specific spaces are privatized for a particular use or are controlled. We make a difference between spaces in the city centre and those located in residential areas, places of exchange and meetings.

There are several types of users :

- 1. those for whom the public space is a destination : those who use it and stop there*
- 2. those who cross open space in their travels*
- 3. those who work in public areas.*

All of these users are influenced in their behaviour by the qualities of the public space : accessibility, mixed-use proposed, the conviviality of the space.

The notion of « appropriation » should also be defined. « *Appropriating a space means modifying the layout, adding or take away, superimpose on a given form what makes sense for a social group and individuals, in short, participate in its "socialization"* » (Kokoreff, Steinauer, 2001). Many works have focused on the concept of public space more specifically about the urban practices of young people, the theme of young people from working-class backgrounds, has significantly mobilized researchers. In 2000 a survey was carried out in France, in an urban district of the centre of Lille, called Euralille. The young people from the working-class area are the main ones to frequent this place supposed to attract the wealthier. These young people come from a population struck by precariousness and impoverishment following the deindustrialization that affected many french cities, including Lille, and which has seen the destruction of thousands of jobs. The appropriation of places

has as its object material and substantial knowledge of space. Although looking for situations out of sight, the young people stroll through the shopping centre, mobility in small groups so as not to be stigmatized and to enter the shops without incident. They choose parts of territory removed far from the crowd, footbridges, where *they invent a decoration for internal use, a way to make territory and to proclaim it*. Young people perceive this space as not being accessible to them ; the concept of appropriation is to be discussed if we consider that the occupation is restricted. They use diverted places in a new form. Urban practices that dissociate from other population categories in places that only these young people find of interest (Kokoreff, Steinauer, 2001).

2.4 Public spaces in low-income housing district

Through the USER project, several regions from the EU shared their experience (USER project from URBACT, European Union, 2015).

The Grenoble-Alpes Métropole (France), developed a diagnosis of the use of public spaces in its districts. This analysis highlighted the existence of conflicts in the use of open space (appropriation of spaces, degradation, waste management). They concluded that urban planning doesn't take into account public space use issues, furthermore projects already carried out are difficult to adapt. In a social housing district made up of multi-storey buildings, the poor quality of public spaces (*old street furniture, lack of pedestrian walkways*) prevented connection within the neighbourhood but also with other districts. The local authority, in collaboration with the inhabitants, has decided to destroy the *physical barriers (walls, empty spaces) to create a park and a pedestrian path instead*. The movement has been improved, and places of conviviality have been created (*playground, sports fields, agora, communal garden*). Conflicts also existed between the different actors, the inhabitants, the local authority and the lessor. Urban walks were organized with each of them to collect feedback and achieve collaboration.

In Lisbon (Portugal), public spaces in a large neighbourhood of social housing are roads or are non-existent. The local authority, in partnership with the inhabitants, has carried out actions to renovate these spaces, in particular, to fight against conflicts of use. The local authority financially supports citizen initiatives to improve public areas such as *the*

conversion of empty spaces, entertainment projects in open space, economic development, creation of communal gardens, green spaces, playgrounds, skate park etc.

In Cracow (Poland), The conflicts between local authority and inhabitants made it impossible to rule on the design of public spaces. The inhabitants got involved thanks to the setting up of *workshops, guided walking tours, surveys etc.* Children also participated and gave their opinion on the changes to be made thanks to the drawing.

Through these examples, we understand that urban forms influence our way of practising public spaces. Following these practices makes it possible to integrate better the life of the inhabitants in urban planning projects thanks to the design of spaces that meets their needs. Besides, each urban area is unique and specific methods should be adopted depending on the type of problem that we want to settle.

2.5 Some case studies abroad

Their environment influences young people. Family, peers, as well as school or workplace, but also the neighbourhood can impact their life. Several researchers have studied the effects on young people of factors such as the neighbourhood and the community. Some families would choose to live in places where they think they can offer a favourable environment for raising their children. Thus living in an environment that concentrates poverty and other social problems could have a direct influence on the lives of young people. In the United States, the city of Chicago has undertaken to transform public housing by building mixed-income communities in public housing complexes. In the context of Chicago « *many of the public housing complexes were characterized by severe physical deterioration, high levels of violence and crime, racial segregation, and social isolation* » (Chaskin, Sichling, Joseph, 2013). This policy aims to provide a healthier and safer environment, a ground of opportunity and success, by being mixed with people who have better incomes which would have an effect of « *middle-class models* ». Therefore young people are no longer exposed to harmful influences or surrounded by permanently damaged places. Researchers from the University of Chicago (Chaskin, Sichling, Joseph, 2013) studied the effects of this approach. This configuration demonstrated that there are informal spaces in which young people from

the same social background tend to congregate. In the case of schools, the children of better-off people attend private schools; therefore, the others who go to public schools do not meet them. Finally, the appropriation of public space is not seen in the same way according to the social situation. Some people view this use with a negative light, raising the security issues and respect for social norms on the public behaviour of young people. Consequently, separation takes place among young people from different social classes. The occupation of public space is a concern for people of the upper level. Young people in social housing reproduce the same ways of grouping together in the absence of dedicated areas. This situation leads to a specific stigmatization of these young people. On the other hand, these young people do not seek to adapt their behaviour to create interaction with other communities (Chaskin, Sichling, Joseph, 2013).

In France, the young inhabitants of public housing are called "young people from the suburbs". This name has a pejorative connotation because associated with delinquency, drug trafficking. These young people live in "priority neighbourhoods of the city," i.e. socially disadvantaged areas. A field survey was carried out in Lille, in the north of France, to analyze the appropriation behaviours of public space dominated by the male gender. The results of the survey demonstrate that the neighbourhood studied is a "*male neighbourhood*". It is the young boys who ostensibly occupy the urban space. Some young people appropriate areas which are then inaccessible to other young people or girls, thus creating zones in the zone (Bailleul, Bresson, 2018).

In the western countries, the gentrification of the city centres has had impacts on the urban space, modifying the social logics of occupation of the area. A study carried out in Amsterdam looked at the housing path of young people faced with the price per m², which has increased considerably and with a long waiting list for demand for social housing. These young people are generally looking for an urban and mixed lifestyle. However, for the middle classes or the most precarious, it isn't easy to find accommodation in the city centre. Faced with these constraints of the housing market, it has been shown that young people use their social and cultural capital to improve their housing situation. For example, they settle in a neighbourhood before the gentrification process, thus becoming « *gentrifying apprentices* ». Others have a chaotic pathway and are looking for housing in the informal sector, mobilizing

their social and cultural capital. Young people from Amsterdam, middle class, are more inclined to obtain a house in high-end neighbourhoods thanks to others capitals. While young people who are not from the region, have little knowledge of the local housing market and find temporary housing solutions (Hochstenbach, Boterman, 2015).

In the 1960s, France produced the "Grands ensembles", collective housing located in towers. These buildings provided modern comfort housing for workers and residents of substandard housing. These dwellings, symbol of the social mix at the time, became places which concentrated poverty and crime and which suffered from a negative image. Young people were generally associated with delinquency and non-compliance with the rules. That is the case for the districts of the Paris region, located in the suburbs. The public authorities have undertaken programs to reduce poverty and delinquency by acting mainly on the urban form of these districts. In 2003, the State launched demolition and renovation operations, replacing these large towers with low-rise buildings mixing social and private housing. Thus a new urban model is created offering new standards. However, this urban renewal did not allow the scourges to disappear, « *despite these changes in urban form, poverty and ethnic concentration have not disappeared, since urban space and tenure are not the main causes of segregation* ». The author looked at 2 examples, La Courneuve, which concentrates ever more poverty and Orly, which illustrates an urban and social fragmentation. The results of this research question urban policies carried out in France which tend to reinforce exclusion and segregation. The author suggests rethinking urban strategy, which not only focuses on the objectives of a social mix but which also combines innovative social solutions for the most deprived housing estates (Lelévrier, Melic, 2018).

In developed economies (European countries, Australia and Asia), the statistics highlight a favourable climate for homeownership (McKee, 2012). In reality, young people (under 30) have seen their situation deteriorate, primarily the most modest. In the UK, the homeownership rate dropped from 18% in 1980 to 9% in 2007 (McKee, 2012). Many are forced to stay with their parents for various reasons: higher education, unemployment, debt, lack of access to welfare. Also, young people are doubly penalized because they do not have priority in accessing social housing, and they do not have the financial capacity to honour the mortgage deposit to obtain mortgage financing. They have no choice but to turn to the

private market, which sets expensive and unsustainable rents. As such, young people remain excluded from homeownership, and we are witnessing intergenerational inequalities. The author explains in this research that the public policies implemented tend to be unfavourable to the younger generation who, moreover, inherit a disadvantaged housing system (McKee, 2012).

The example of Serbia does not escape the observation described in the previous paragraph. Young people are struggling to access affordable housing. In this study it is shown that young people are looking for privacy, that they are attached to their neighbourhood and that the physical characteristics of the accommodation are also important, they are sensitive to the layout of the rooms. Another element emphasized, the proximity of housing to amenities for socializing, accessing leisure and knowledge, creating meetings (Milic, Zhou, 2018).

2.6 Synthesis of literature

The following diagram gathers and structures the information and links the different aspects coming from the literature review.

Literature review synthesis

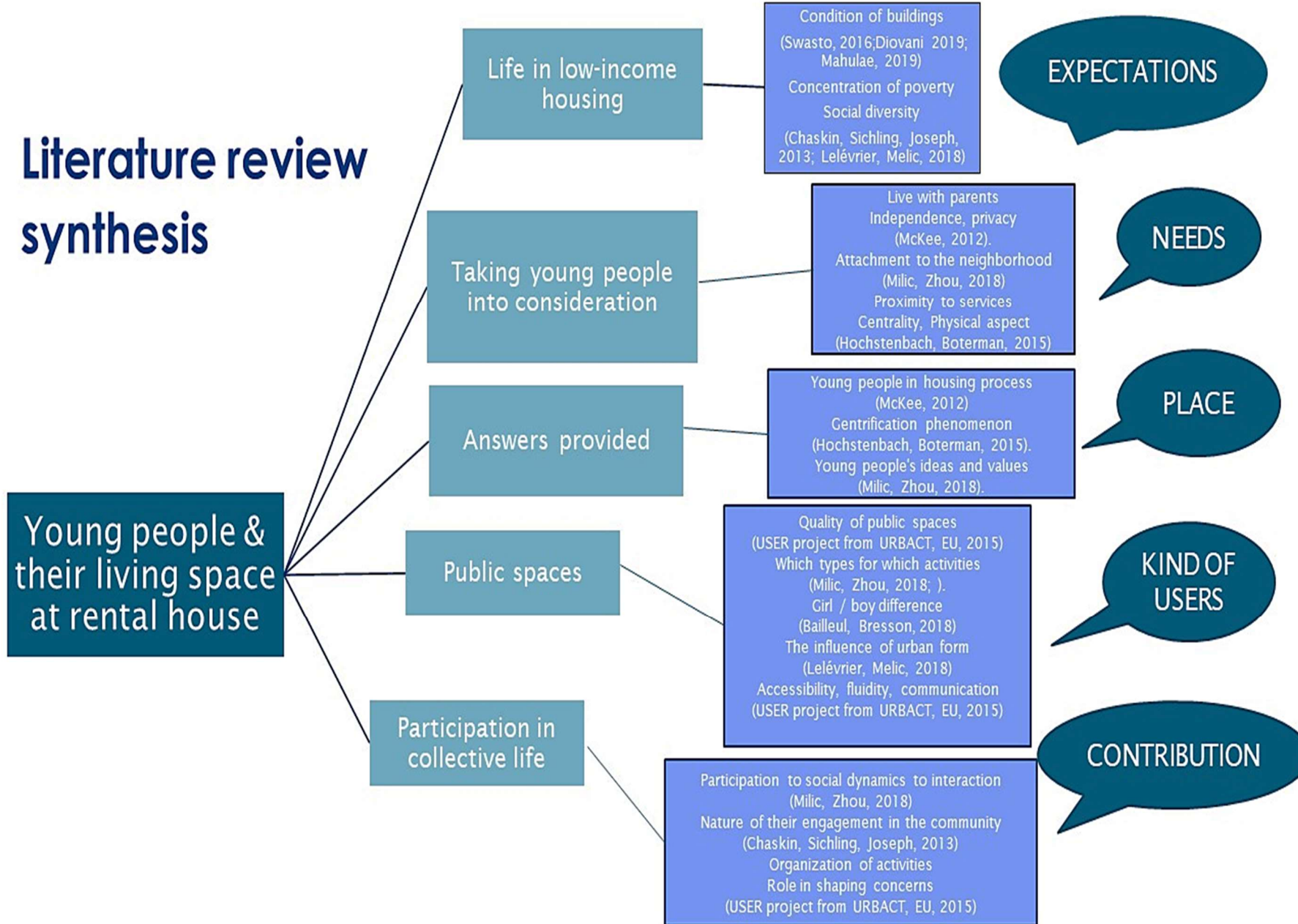


Figure II.3 Synthesis of literature review, author's analysis, 2020

2.7 The variables of the study

The literature review revealed five main variables on which we will rely to propose this research about young people and their living space in a rental house, in the case of Semarang. This study makes it possible to provide information on several aspects which should be analyzed as a whole to bring out conclusions concerning this issue :

Expectations

Their expectations may be different from their parent's generation. Mixing with young people from all walks of life can be searched. They would be sensitive to degraded living conditions and they wouldn't want to stay. They would think that homeownership remains an crucial stage. They would like to leave in university towns and attractive territories in terms of jobs.

Needs

The young generation may have different aspirations in terms of type of the neighbourhood, area of rooms and local shops and services. They enjoy living in shared accommodation with close friends or with their parents. They are attentive to the architectural aspect.

Place

What place does this policy give to young people ? Public authorities would be aware of the particular difficulties and specificities of young people. Some decisions that led to the gentrification of specific neighbourhoods and the degradation of others would be ineffective and ill-suited to young people.

Kind of users

Some public spaces are made for men, are not suitable for women. The young generation is getting used with shared services (wifi, laundromat, etc.), and they are searching for places of conviviality, a pleasant environment, well-equipped residence

(leisure areas, gym). Some young people can not use public spaces because they are poorly maintained and seemingly abandoned. Some places are not friendly ; they do not facilitate the routing of users, they are roads or urban ways. In the era of new technology, digital tools are widely used, the Internet may be a resource for organizing its appropriation of space.

Contribution

Young people's interest in government actions is minimal, they are not informed about the nature of the programs and their governance. Exchanges with institutions must be strengthened. Young people are interested in community activities and they have concerns to express. They want to contribute to collective life.

3. CHAPTER III THE GENERAL CONTEXT OF SEMARANG

Half of the world's population lives in cities. The most populous developing countries have the most significant number of urban people, particularly in Asia. « *While urbanization is historically one of the engines of economic and social progress, the current strong urban growth in the countries of the south, with the difficulties of housing, employment or transport which it generates, seems, on the contrary, to slow down their development* » (Jacques Veron, National Institute for Demographic Studies, 2007).

In Indonesia, Java Island concentrates more than half of the total population. Its urban population continues to increase especially in Central Java.

Table III.1 Percentage of Urban Population by Province, 2010 - 2035

Province	Year					
	2010	2015	2020	2025	2030	2035
Jawa Barat (Owest Java)	65,7	72,9	78,7	83,1	86,6	89,3
Jawa Tengah (Central Java)	45,7	48,4	51,3	54,3	57,5	60,8
Jawa Timur (East Java)	47,6	51,1	54,7	58,6	62,6	66,7
INDONESIA	49,8	53,3	56,7	60,0	63,4	66,6

source BPS - Statistics Indonesia

3.1 Brief profile of Semarang city



Figure III.1 Location of Semarang, Java Central, source : google map

Indonesia is divided into several local administrative territories :

Table III.2 Administrative subdivision in Indonesia

Level	Subdivision	Indonesian name	Headed by
1	Province	Provinsi	Gubernur (Governor)
2	Regency	Kabupaten	Bupati (Regent)
	City	Kota	Wali Kota (Mayor)
3	District	Kecamatan	Camat (Head of district)
4	Sub-district	Kelurahan	Lurah (Head of village)
	Village	Desa	Kepala Desa (Head of village)
5	Neighborhood	RW (Rukun Warga) contains 5-10 RT	RW
6	Neighborhood	RT (Rukun Tetangga) contains 40-50 households	RT

source BPS - Statistics Indonesia

Semarang Kota is the capital of Central Java Province and has 16 Kecamatan.

Bordered by :

North : Java sea

South : The special region of Yogyakarta and the Indian Ocean

East : East Java

West : West Java

Since 1970 the **population of Semarang continues to increase.**

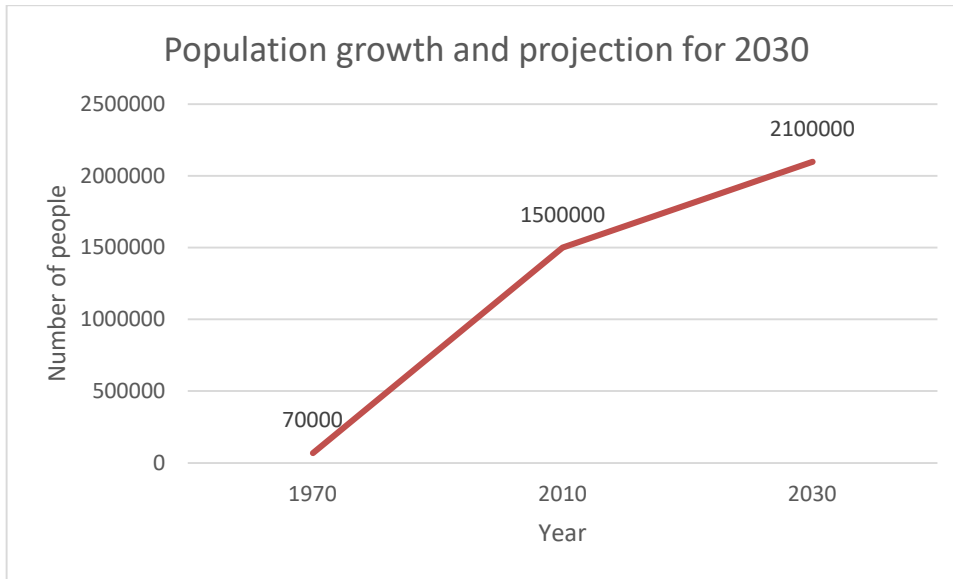


Figure III.2 Population growth for 2030 in Semarang, status quo scenario, (Handayani, Rudiarto, 2014)

Among young people aged 19-30, **there is a strong representativeness of 20-24 years old**, an age group that experienced strong growth between 2016 and 2019.

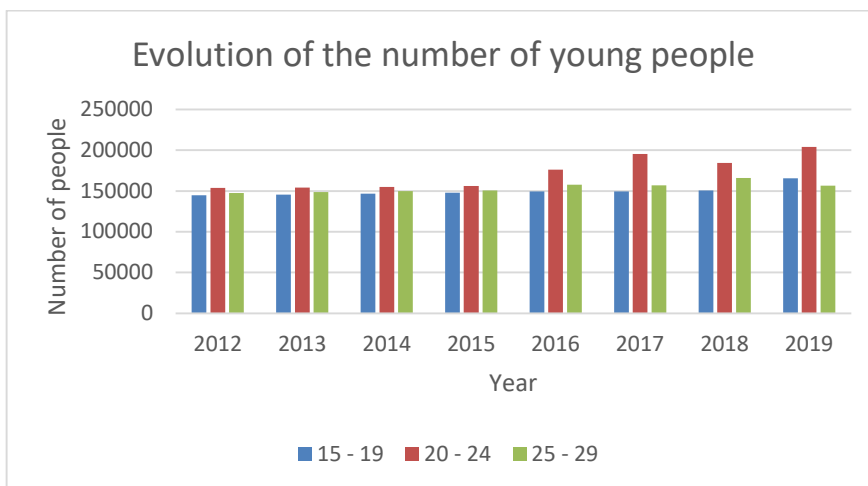


Figure III.3 Number of young people 2012-2019, source Statistics of Semarang Municipality

According to the World Bank, in 2017 the fertility rate in Indonesia was 2.34 children per woman. This rate is above the replacement level which is on average 2.1. In the case of Semarang the base of the pyramid is wide, fertility is important and we see a large proportion of young population, especially the 20-24 years old. This result

indicates increasing potentialities in the number of workers in the total population. However, this assumption is valid provided that job opportunities training and education opportunities for young people are there and also that the country's economy is healthy.

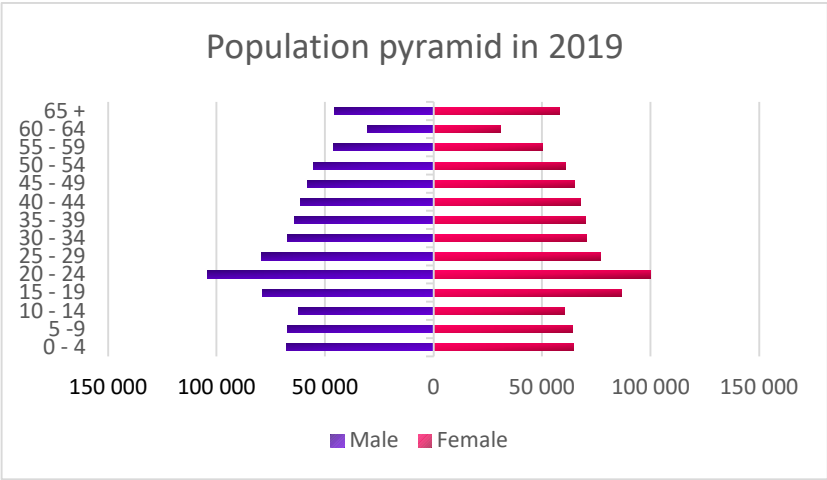
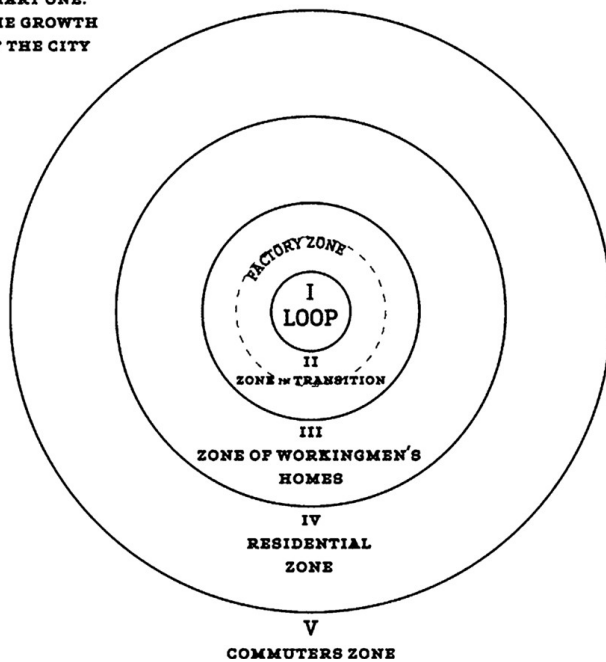


Figure III.4 Population pyramid in 2019, source Statistics of Semarang Municipality

Semarang is a growing city experiencing an acceleration of urbanization.

The city has built up a vast periphery, suburbanization resulting from urban sprawl. In the 90s the peri-urban of Semarang began to take shape, in particular with the relocation of Diponegoro University and thus the creation of a university campus. At this time, the government has allowed developers to invest in suburbs both to accommodate the middle classes but also low-income people. Thus the centre focused on economic activities and the outskirts, intended for housing (Handayani, Rudiarto, 2014). This development echoes the concentric model designed in 1923 by EW Burgess. It is a development of the city from its central area in a series of concentric rings to form zones.

**CHART ONE:
THE GROWTH
OF THE CITY**



- I Central Business District (has shopping, offices, hotels and restaurants, theatres, banks, etc)
- II Transition zone (business and light manufacturing)
- III Working class zone
- IV Residential zone (high-class housing)
- V Commuters zone (suburban areas)

Figure III.5 Concentric zone theory by Burgess, (Adhvaryu, 2010)

This development led to a metropolization and **Semarang Metropolitan is hencefore one of the biggest metropolitan in Indonesia.**

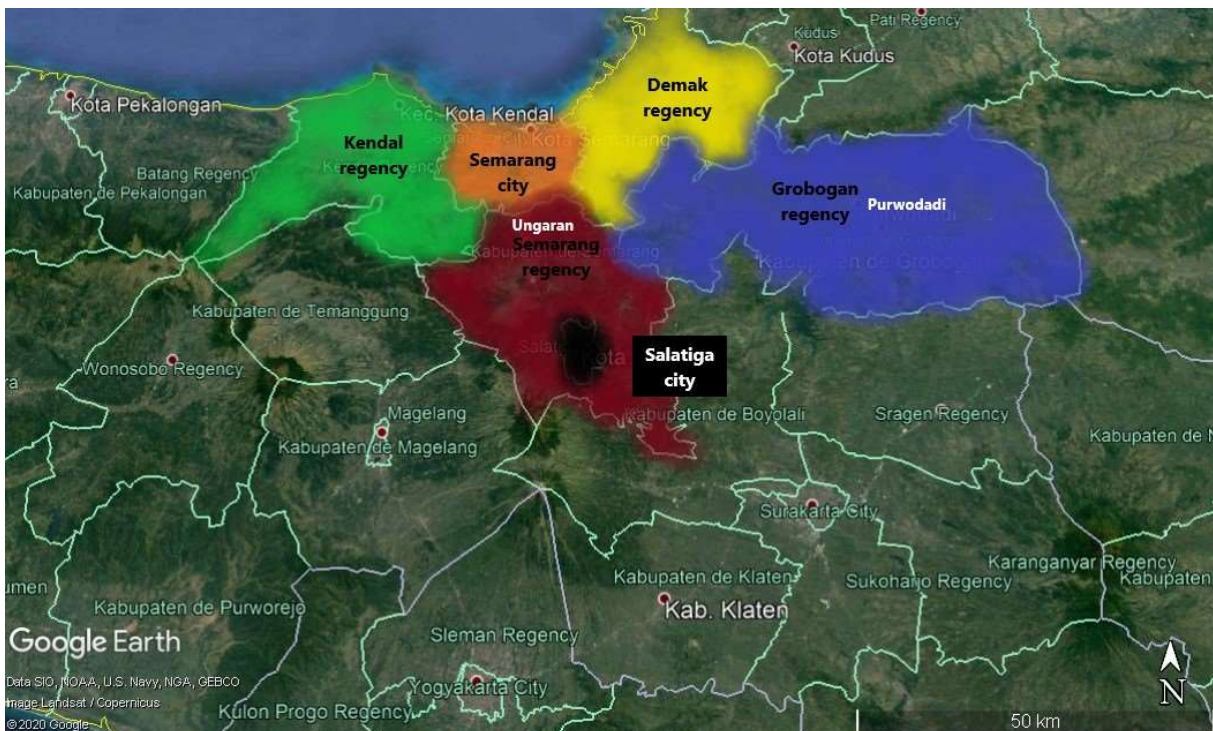


Figure III.6 Semarang Metropolitan area, source: google earth

In its hinterland, Semarang has a strategic area notably to access a workforce for industries. To support industrial activities in Semarang, Demak and Purwodadi became the land to house workers. Through this urban expansion Semarang faces many challenges : the supply of housing becomes insufficient, a lack of densification and an increased consumption of farming areas (building of an individual house, shops, business centre) and also a lack of traffic lane. Generally, Indonesian cities had spatial planning which could not be applied due to inefficient process (Wilsonoyudho, 2010). We witnessed in particular the development of *desakota*, term proposed by T.G. McGee that comes from *desa* (village) and *kota* (city) in Indonesia. These are forms of settlement combining agricultural (paddy fields) and non-agricultural (trade, transport and industry) activities in densely populated areas and where the mobility of populations is locally relevant. This configuration has made land use more complex and has led to high movement of people and goods to large urban centres, but also within these areas (Géoconfluences glossary).

Semarang is experiencing capitalist urbanization which has not manifested itself only through industrialization but also through the development of the service sectors. Industries have settled sporadically while the informal sector has grown considerably (Wilsonoyudho, 2010). The increase of informal activities can be explained, in particular by insufficient growth that does not create jobs. Households are in a survival situation and compete in imagination to make a living. Nowadays governments tend not to slow its expansion but rather to help families so that they have sufficient resources to come on the other side of poverty (International Labor Office, 2000). Despite this, Semarang metropolitan faces problem such as poverty, slum areas and infrastructure deficiency.

As a coastal city, Semarang also has to cope with erosion or sea-level rise which pose a significant risk. Large population and human activities make the city of Semarang vulnerable area, prone to flooding. Sea-level rise in Semarang is about 5-10 millimetres annually.

3.2 Industrialization and urbanization

A survey was conducted in 2018, by Diponegoro university of Semarang, to identify the reasons that drive people to migrate to Semarang Regency (see location on figure 6). The respondents were between 17 and 29 years old. Over 69% of those interviewed migrate to find a job mainly as employees in the industrial sector. The territory offers significant hiring opportunities that match their qualification. The vast majority of these migrants have little or no educational background and hold positions as machine operators or work in the cleaning sector, home service, sales and marketing. The most qualified move towards the clothing, automotive, information, technology and communication, administration and fashion design industries. With the expansion of Semarang, the industrial sector has developed in this peri-urban area in particular due to the existence of a cheaper workforce than in Semarang city, in Jakarta or in Surabaya, but also attractive prices of the lands (Wijaya, 2018).

This labor migration, which is characterized by the movement of labor from rural areas (agricultural sector) to urban areas (industrial and services sector) can be analyzed from the micro-economic theories of these migrations in developing countries. Lewis' (1954) dual economy mode, which compares agricultural to non-agricultural activities ; the labor-intensive manufacturing sector benefits from the surplus labor released by the agricultural sector. The wage gap between the "modern" urban sector and the "traditional" rural sector is narrowing and converging as the surplus population from agriculture enters the modern sector. Profits produced in the industry are reinvested in the same sector, creating a virtuous cycle of growth Economic (Report on Africa by Commission for Africa United Nations, 2017). « *Todaro's (1969) model starts from the assumption that the migrant is a rational individual and that he decides to migrate or not according to the wage differential between his area of departure and that of arrival, as well as according to the probability of find a job in the arrival area* » (Gubert, 2010). But many of those who migrate to cities, attracted by the prospect of higher incomes, do not find formal employment there and find themselves in the informal economy.

In addition to the migration issue, there are many commuters, most of whom come from the city of Semarang (80%). This is explained by the lack of job offers on site. The proximity of Semarang city to Semarang Regency but also the good conditions of road infrastructure allow workers to reach their workplace by motorcycle in 30 minutes-1 hour. This not only leads to congestion and pollution of the city but also promotes housing needs near the urban centre that Semarang city represents (Wijaya, 2018).

3.3 Housing low-income people : historical points of reference

In colonial times (1905-1940), the expansion of Semarang was characterized by the establishment of numerous *Kampung*³, the fruit of rural migration, in the form of « *indigenous enclaves which constituted a substantial part of the cities* ». This urban development takes place in deplorable hygienic conditions (locals faced epidemics of cholera and plague), a difficult adaptation to urban life and a tendency to overcrowding. To stop this scourge, hygienist thought advocates a healthier habitat and environment. It is for this purpose that the authorities are working to improve *the kampung* : infrastructure, sanitation, but also the water supply are part of the improvement objectives. At that time, the financial autonomy of the *kampung* was not there and it was difficult for them to reach standards of urban housing, hitherto unknown. This program did not provide for the improvement of the house. Housing was placed under the authority of the municipal councils which did not have enough visibility on the government's objectives concerning the *Kampung*. This lack of coordination prevented any intervention on the houses, these being not guaranteed to be maintained knowing that they could at any time be destroyed for the construction of a road for example. Finally, local authorities have offered to rethink home design, at homeowners' expense, to combat rat nesting, work that the occupants could not afford.

³ Informal settlements

In 1920, a law was passed to abolish *Kampung* within the city limits and take control over their internal affairs. With the disengagement of the state, the mayor tried to put in place a plan to solve the most urgent problems. However, the city budget could not support such a program. In 1927, local authorities decided to encourage residents to help improve their *Kampung*. The government decided to support the cities and granted financial assistance mainly for engineering structures : paving of roads, erection of public baths and laundries and toilets, general lighting, etc. In 1928, a global plan was implemented, allowing the *kampung* to keep control of their internal affairs.

Towards the end of 1930, the plan extended to the construction of sports grounds, children's playgrounds, parks, landscaping etc. Despite the lack of necessary funds, progress was noted. However, the expansion of cities has been accompanied by an increase in the number of *Kampung* and therefore the problems that go with them. The *Kampung* issue was getting out of hand in the face of the growing population living in the *Kampung*. The problem is that the *kampung* is a form of squat on unoccupied land generally belonging to the government which illustrates this urban growth that Indonesia is experiencing. Improvement efforts are still necessary to ensure a better quality of life (Cobban,1974).

Due to the continuous urban development of Semarang and its outskirts, access to formal housing is becoming an issue. Several factors make it difficult to access housing such as the high level of rents or the high purchase price of accommodation. Rapid growth has been accompanied by an increase on the numbers of low-middle-income people creating an imbalance between supply and demand. The number of self-built houses has increased, favouring the appearance of much substandard housing. Low-income households live in *Kampung*, urban villages whose infrastructures are poorly developed and whose environment is degraded. The Government faces illegal land occupation, « *it was identified that households frequently acquire land through squatting, purchase, inheritance, or sometimes a loan from a family member* » (Monkkonen, 2013). To improve living conditions, the local government has built

Rusun, flats in peri-urban areas on the one hand, and private developers have produced small houses for people in low incomes in the suburbs (Monkkonen, 2013). The cumbersome bureaucratic and costly procedures in land management did not allow the development of suitable housing for low-middle income. This situation leads to the creation of informal settlements and does not encourage private developers to produce house for this target.

3.4 The beginnings of a public housing policy

Under Dutch colonialism, Semarang was one of the first cities to acquire municipal autonomy under the law on decentralization adopted in 1903. The new municipal council notably developed public policies of social housing to cope with the urgent need for healthy housing.

As explained before, traditional housing was a source of epidemics. The municipal council proposed innovative methods which upset the cultural practices of the populations such as the cohabitation of several families, and then of several generations. A new way of living that does not correspond to the values of people but more to those of Western society. Influenced by Western and Asian models too, urban planners and architects have developed Indonesian versions of gated communities and high-rise buildings for low-middle income. Pharmacist and businessman H.F. Tillema, resident of Semarang, played a central role in improving housing and living conditions in Semarang. At this time, it was mainly the doctors who pointed out the problems of the high number and overcrowding *kampung*s. They argue that this situation represented a danger to the health of Europeans and thereby could be a deterrent for companies and investors. At that time the epidemics affected many European people, but they also wreaked havoc among the indigenous populations.

To solve these problems related to sustainable housing, the city council decided to start building a new housing separate from the industrial and commercial areas of the city. The program implemented by the municipality is a success in the field. The

presence of highly qualified technocrats and bureaucrats made it possible to lay down building rules and to create seven social housing complexes. The first program, *the Sombok complex*, was carried out in 1916. It was a set of 37 low-cost mass-produced houses which also helped generate income for the city. Thomas Karsten, a Dutch urban planner who arrived in Semarang in 1914, was chosen to carry out this project. The latter has managed to combine the European model with hygienic convictions and the traditional aspect of Indonesian housing.



Figure III.7 House in Sompok, source (Wijono, 2015)

Karsten has chosen to vary the typologies and the style of these houses to adapt them to family incomes. The homes were fitted with a bathroom, toilets and for the largest had a kitchen. All the houses were connected to a system of septic tanks.

The years 1916-1922 were conducive to the development of the first social housing. A total of 519 houses were delivered to Sompok. In the *Kampungs* which were not destroyed, new houses were built in the empty spaces between the existing houses. This created a patchwork in the groupings and a mix among the population. The Sompok complex was first intended for civil servants with modest incomes.

By the end of 1929, the Semarang Municipal Housing Corporation had built 1 782 houses (Wijono, 2015). Despite this effort of production, the supply of housing has proved to be insufficient because of the population growth.

In addition to Sompok, other social housing units have emerged. Semarang also included the development of housing in Candi Baru, Kintelan and East Semarang. After 1916, two departments had been created, a technical department in charge of

development and the department of housing which was in charge of all related questions aimed at improving the social environment : *surveying, road construction, setting up implementing policies related to health and sanitation for housing and its environment, the design and implementation of infrastructure for traffic, industry, commerce and other facilities*. In 1924, a limited liability company held 75% by the State and 25% by the municipality took over the housing competence. Social housing was either rented or sold. Everything went smoothly until the crisis of 29 when many households had to leave their homes and return to the village for economic reasons.

After independence, the municipality fully recovered responsibility for social housing, through its Municipal Department of Semarang Buildings (*Dinas Djawatan Gedung-Gedung Kota Besar Semarang*). The houses were then reserved in priority for war veterans.

The issue of financing social housing has remained problematic. The decentralization provided gave total autonomy to the local government. As a consequence, the municipality had to provide for its financial needs through taxation. As explained above, initially, the central government did not provide financial support and then granted aid which proved to be insufficient to fulfil the construction objectives in Semarang. Local authorities had to turn to private companies and organize lotteries to find funds. Furthermore, problems related to water supply and land acquisition complicated the process. The city had to face numerous disputes with private owners, in particular over the compensation amounts offered during the expropriations. Following these setbacks, the local authority reviewed its strategy and took care to anticipate the question of land before launching any social housing program.

The promise of access to affordable housing has not quite met. The complexes offered modern and comfortable accommodation in a pleasant environment, but the natives with few resources could not access these accommodations. This modernity has overturned traditions. The European model of the house consisted of several separated rooms and thwarted that of the traditional Javanese house which wanted to be open and without partitioning. People have had to adapt to this new form of habitat.

Besides, the municipal administration required them to register on the list of housing seekers and imposed the payment of rents according to a strict schedule subject to eviction. The majority of the tenants were new state civil servants who could belong to the middle class.

After colonization, state intervention gradually disappeared and kampung regained an absolute autonomy. Relations have been established between these complexes and people from new informal kampung, employed as domestic staff, for example. The development of social housing in Indonesia has changed the urban landscape, « *but the continuous interaction of residents of new housing projects with older urban and rural communities has allowed continuing to produce a dynamic process of multifaceted cultural interaction ... people have embraced some of the changes without ever giving up all traditional values and practices* » (Wijono, 2015).

4. CHAPTER IV RESEARCH METHODOLOGY

Carrying out research work for a thesis requires using research methods to collect data. There are different methods depending on the information you want to get for a specific study. The methodology defines the approach that the researcher adopts to reach conclusions.

4.1 Research Method

In this study, we are interested in young people and their living place in walk-up flats in Semarang, Indonesia. The subject requires, therefore, data from the field survey for a precise location that of Semarang city. In addition to the specificity of the field, the topic concerns young people aged 19 to 30 years. The choice of this age group takes into account several cultural contingency factors. The scope of the study for this research is limited to a category of the population.

It is a question of describing a phenomenon characterized by the appropriation of spaces by young people. In this context, descriptive research is suitable for obtaining a detailed representation of this phenomenon.

To be able to analyze the phenomenon, we rely on the uses of public spaces, which implies understanding the behaviour of young people in a specific urban environment. To do this, we need to collect data relating to the experiences of people we can interview. In this sense, qualitative research is essential.

4.2 Research variables

Several factors can influence the behaviour of young people in public spaces made available in the urban area. The variables presented in this study are defined based on themes that can explain the phenomenon observed as regards the appropriation of these spaces. To do this, we have identified five independent variables which constitute the main aspects of being retained in the context of this study. These variables cover a relatively broad spectrum of observations to be taken into account to

study the phenomenon. The variables are *expectation, needs, place, kind of users and contribution*. The table below explains the basis of these variables.

Table IV.1 The purpose of the variables

Expectation	Needs	Place	Kind of users	Contribution
Socio economics aspects	What young people want ?	how young people are included in housing public policy	Perception and preferences for public spaces	what involvement of young people in the life of a neighborhood, in public life in general ?

4.3 Data Collection Methods

To describe the phenomenon, we need to collect informative data through population surveys. This data collection is used to build the empirical part of the thesis. Once these data have been analyzed, they allow to provide answers to the problem.

The study being qualitative, the data is collected through two types of surveys : the interview and the questionnaire. The semi-structured interview allows asking open-ended questions which can eventually lead to other questions.

Table IV.2 Data collected

Objective(s)	Variable	Sub-Variable	Data	Indicator(s)	Type of Data	Collection Technique	Data Source
A. To identify and analyse young people characteristics	Expectations	(A.1) Physical	(A.1.1) Age	1. Between 19 and 30 years old	number	Questionnaire	Young inhabitants
			(A.1.2) Sex/Marital Status	1. Male 2. Female	1. Single 2. Married	Text	Questionnaire
		(A.2) Social	(A.2.1) Originate from	1. Vertical housing 2. Kampung 3. Landing housing	Text	Questionnaire	Young inhabitants
			(A.2.2) Arrival date	1. New 2. Old	number	Questionnaire	Young inhabitants
			(A.2.3) Dwelling place	1. Rusu (Pekunden, Kaligawe) 2. Type	Text	Questionnaire	Young inhabitants
			(A.2.4) people they live with	1. They live with their parents 2. They leave alone 3. They have roommates	Text	Questionnaire	Young inhabitants
			(A.2.5) Level of education	1. Young people have low education 2. They are forced to work for a living so they had to leave school early	Text	Questionnaire	Young inhabitants
			(A.2.6) Socio-Professional Category	1. They have casual work 2. They don't have access to training to move on to a better job	Text	Questionnaire	Young inhabitants
			(A.2.7) Hobbies	1. Like to get together with friends 2. Sport, shopping, music 3. Social network	Text	Questionnaire	Young inhabitants
B. To identify and analyse the living space in walk up rental flat	Needs	(B.1) Rental Flat	(B.1.1) Tenant profile	1. By age range	number	Interview	Local government
			(B.1.2) Location	1. The location is based on land availability 2. Land prices are high 3. Far from facilities	Text	Interview	Local government

Objective(s)	Variable	Sub-Variable	Data	Indicator(s)	Type of Data	Collection Technique	Data Source
	Needs		(B.1.3) Architecture	1. Sustainable housing 2. financial investment 3. Impact on the local ecosystem 4. Meeting environmental, social and economic objectives	Text	Interview	Local government
			(B.1.4) Governance	1. Actors and their roles	Text	Interview	Local government
	Place	(B.2) Facilities of rental flat	(B.2.1) Urban forms	1. Way of conceiving	Text/Number	Interview	Local government
			(B.2.2) Functions	1. Process of arbitration, decision making			
			(B.2.3) Green spaces	1. Process of arbitration, decision making			
			(B.2.4) management	1. Financial investment 2. Quality of maintenance			
	C. To identify and analyse the perception of young people about their living space in walk-up rental flat	Needs	C.1 Rental flat	(C.1.1) Adaptation	1. Homeownership as a goal 2. An unusual way of life 3. Feel at home	Text	Questionnaire
(C.1.2) Layout				1. Old, small accomodation 2. Poorly designed accommodation	Text	Questionnaire	Young inhabitants
(C.1.3) Physical aspect				1. Degraded living conditions 2. Changing landmarks can confuse, create stress 3. Monotonous architecture and sad walls 4. Neighborhoods which creates stigma	Text	Questionnaire	Young inhabitants
C.2 Environment			(C.2.1) Safety	1. Lack of appropriation of public spaces 2. The lighting 3. Physical access control	Text	Questionnaire	Young inhabitants

Objective(s)	Variable	Sub-Variable	Data	Indicator(s)	Type of Data	Collection Technique	Data Source
	Kind of users		(C.2.3) Place of living	1. Things to do to improve your place of life 2. Friendly spaces 3. Shared services	Text	Questionnaire	Young inhabitants
		C.3 Facilities of rental flat	(C.3.1) Time spent in public spaces	1. Big part of the day 2. Only in the evening to sleep	Text	Questionnaire	Young inhabitants
			(C.3.2) Hanging around	1. Yes/No	Text	Questionnaire	Young inhabitants
			(C.3.3) Favorite places	1. Leisure area 2. Gym 3. Gathering places	Text	Questionnaire	Young inhabitants
D. To identify and analyse the relationships of young people with others	Contribution	D.1 Involvement	(D.1.1) Institutions	1. Knowledge in public policy 2. Participation in governance 3. Existence of exchanges	Text	Questionnaire Interview	Young inhabitants local government
			(D.1.2) Neighborhood	1. Mix with young people from all walks of life 2. Interested in community activities 3. Participate in the organization of entertainment	Text	Questionnaire	Young inhabitants
			(D.1.3) Associations	1. There are associations for young people 2. Role of associations in the neighborhood 3. Youth initiative to set up an association	Text	Questionnaire	Young inhabitants

4.4 Population and sampling technique

Why sample? To reduce investigation costs in a context where resources are limited (time, people) and to get an idea of behavior despite a too large total population to be investigated. Sampling is used to target people likely to provide relevant information that will allow us to respond to the problem. Perform sampling means define which people can provide answers for the empirical part of the thesis. The main issues in sampling is to avoid measurement bias and gather as much information as possible.

- Advantage of this sampling : the sample obtained represents well the category of the chosen population;
- inconvenient of this sampling : it is necessary to have the list of all the individuals of the population to be able to realize the strata. This can take more time (expensive method).

There are 7 sites of *Rusun* in Semarang kota

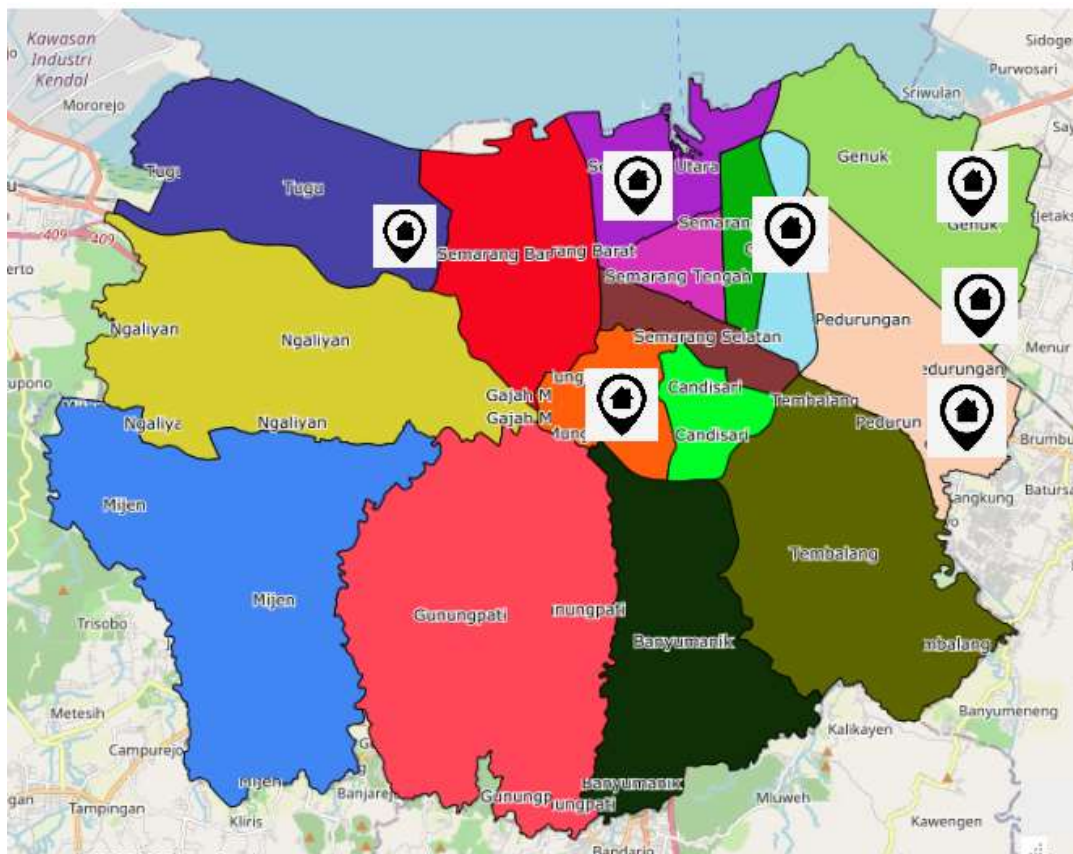


Figure IV.1 Location of Rusun in Kecamatan of Semarang City, source : DPRK Spatial Planning Service of Semarang City

In this study we use random sampling, a probability sampling technic. We first chose 2 sites randomly among the 7 existing in the city of Semarang. Then a sampling method: by clusters, which reduces travel, monitoring and supervision costs.

As part of this thesis, we are talking about interviewing a certain category of the population, **young people aged 19 to 30**. To obtain relevant answers, we must choose the individuals corresponding to our target. For each site, stratified sampling allows the population to be subdivided into different strata according to the age category and then to randomly select individuals from each of the strata to form a sample (strata = disjoint subgroups (age range) covering the population (mutually exclusive)). The total population (N1 for Pekunden and N2 for Kaligawe) is separated into strata so that each stratum groups the populations of each age range: 0-18, 19-30, 31 and up. **The number N1 and N2 is given by the local government through questionnaire**. We then determine the proportion of the stratum that interests us in the population, and choose **the number of individuals n wanted in our sample (n=10** to analyze this subset of the population and draw conclusions applicable to all individuals. The sample to be studied must be as representative as possible. Thus we calculate the number of individuals in the (19-30) stratum which will have the same proportion as in the total population. Here is a diagram which explains the process for example for the site of Pekunden which contains N1 individuals, we choose a sample of size n.

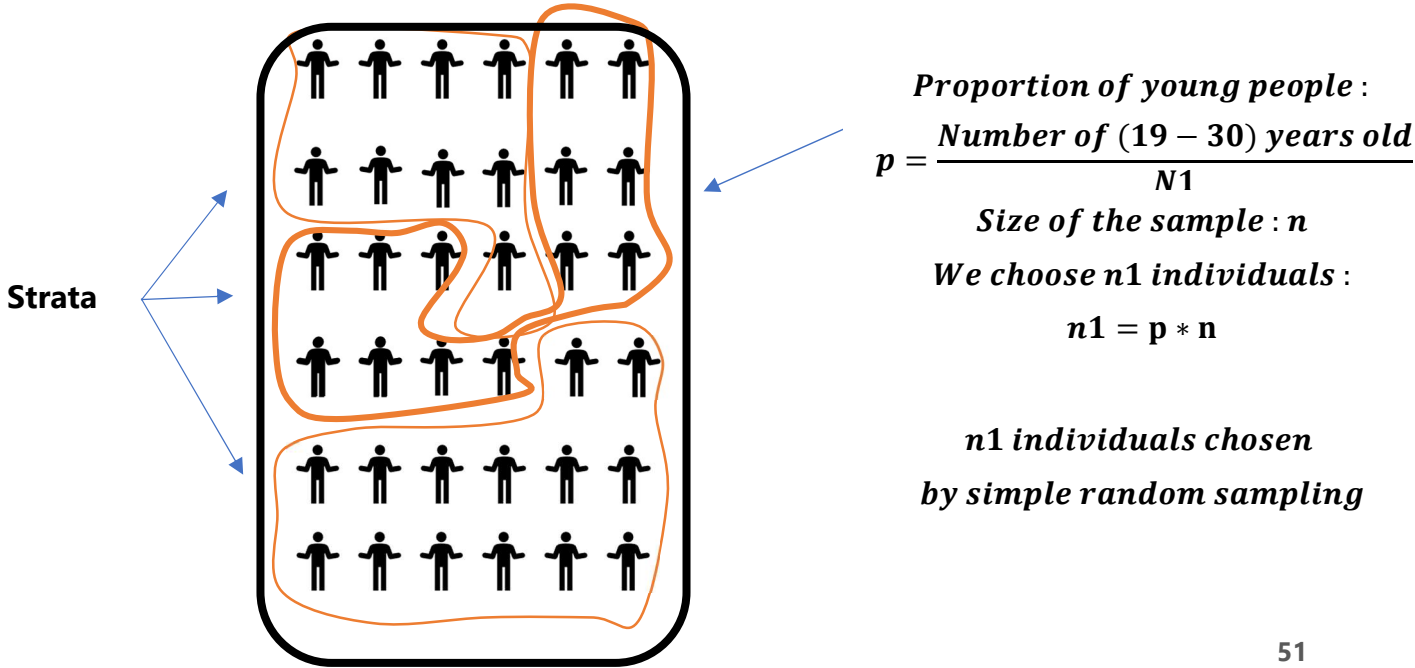


Figure IV.2 Diagram for sampling process

Interviewed population : the young inhabitants of each Rusun and the local government. To get in touch with the local government, the university must send a survey permission letter.

Faced with the COVID-19 crisis, like most countries in the world, Indonesia has taken precautionary measures to prevent the spread of the virus and protect the population. In addition to the reinforced hygiene measures and the wearing of masks, the inhabitants are invited to respect lockdown and to avoid assembly areas. The field survey and some interviews are then compromised. Therefore it is advisable to use the means of communication to transmit the questionnaires. Physical appointments have the advantage of being able to observe, to bounce back on other questions. Something we don't necessarily have if we decide to do an online questionnaire.

This situation has changed the mode of investigation. We then prepared questionnaires. A google form was communicated through the official of each rusun to interview young people. A questionnaire was sent to the head of Housing and Settlement Agency. Finally, an interview was held with *Distaru (Agency of Spatial Planning of Semarang City)* while respecting barrier gestures. This contact was possible thanks to the help provided by my supervisor and her assistant. Indeed, they took care of the translation in Bahasa Indonesian. However, this method has the disadvantage of altering the words. This process sometimes requires repeating the questions or results in explanations or justifications that do not answer the question asked. However, this interview turned out to be rich in useful information to allow an interesting analysis of the subject.

4.5 Exploratory analysis

Data analysis is done in two stages: processing and then interpretation. **Processing** the data means reworking the information collected and then classifying it. Data takes the form of pieces of speech. This classification is done by themes, the 5 variables described above serve as bases (*expectations, needs, place, kind of users, contribution*). This activity allows **thematic analysis of the data**. In order to keep an

absolute objectivity it is advisable to read the speeches several times to sort efficiently and follow the relevant information. We should not try to add meaning to what has been said but rather to record the statements. The second step is to examine and **interpret these themes**. A comparative examination of the interviews is carried out to interpret the results. For this, we analyze the speeches relating to the same theme from the people interviewed. In this way we can see similarities, connections or, on the contrary, differences, conflicts between groups of actors or within a group of actors. The cross-sectional study of the data, which consists of combining several themes makes it possible to develop a **typology of actors** based on discriminating criteria.

4.6 Analytical Framework

The processed data is organized in a matrix each line representing each interview. **Thematic reading**, i.e. by column, is used to interpret the results (*see Figure 4.4 Analytical matrix, next page*).

Reading the Matrix

1. For each of the themes, we compare the responses given by the interviewees and which relate to a particular item. For example, for the "needs" theme, we postpone the speeches of the respondents who deal with this theme. Each row of the matrix corresponds to the interview (ITW) of a person represented by a number added to ITW, for example, ITW1. We proceed in the same way by completing the matrix with the responses of other people (ITW2, ITW3). We then repeat the same process for the different 4 themes.
2. We compare each person's answers which relate to the same theme. This comparison reveals similarities or divergences. This step makes it possible to create groups of actors among the respondents, i.e. the grouping of young people.
3. The transverse reading of the matrix consists of associating the themes. In this way, we obtain "typologies of actors" from the identification of elements in the speeches (illustrated by arrows) that will reveal categories of young people.

These elements allow us to link the responses in each theme and create typologies of actors among young people.

Typology of actors



Identification of elements in the speeches



Identification of elements in the speeches




Interviews (ITW)	Theme 1 Expectations	Theme 2 Needs	Theme 3 Place	Theme 4 Kind of users	Theme 5 Contribution
ITW 1	(A.1) (A.2)	(B.1) (C.1) (C.2)	(B.2)	(C.3)	(D.1)
ITW 2	(A.1) (A.2)	(B.1) (C.1) (C.2)	(B.2)	(C.3)	(D.1)
ITW 3	(A.1) (A.2)	(B.1) (C.1) (C.2)	(B.2)	(C.3)	(D.1)
ITW 4	(A.1) (A.2)	(B.1) (C.1) (C.2)	(B.2)	(C.3)	(D.1)
ITW 5	(A.1) (A.2)	(B.1) (C.1) (C.2)	(B.2)	(C.3)	(D.1)




Figure IV.3 Analytical matrix, source for illustration : <https://www.dreamstime.com/illustration/young-people.html>

5. CHAPTER V THE APPROPRIATION BY YOUNG PEOPLE OF THE URBAN SPACE MADE AVAILABLE IN *RUSUNAWA* OF SEMARANG

5.1 Analysis of youth responses

The responses collected via google form have been processed. Elements of speech have been transferred to the matrix for interpretation.

Interviews (ITW)	Theme 1 Expectations	Theme 2 Needs	Theme 3 Place	Theme 4 Kind of users	Theme 5 Contribution
KALIGAWE					
ITW 1 	19 years old Male Student Senior high school Single From Kampung Arrival : 2011 One room Live with parents Hobbie : football	Choice : has followed his parents Adaptation : yes Appartment : good and suitable Aspect : clean comfortable Safety : yes	Don't know the managing agency	Prayer rooms Spend 7 hours in the rusun Like to socialize have relationships with people Favorite place : rusunawa park	Interested in participating to improve the environment, creating an association or community Has friends in other blocks
ITW 2 	20 years old female factory worker Senior high school Single From Kampung Arrival : 2020 One room Live with parents Hobbie : swimming	Choice : don't mind would like to stay Adaptation : yes Appartment : too small would like the one below Aspect : good comfortable Safety : yes	Would like to have deeper knowledge	Spend 10 hours in the rusun Like to socialize participation in community activities Favorite place : rusunawa park	help each other and have better environment have friends is very important Is involved in a teenager group (Karang Taruna)
ITW 3 	20 years old female employee Senior high school Single Had her own house Arrival : 2012 One room Live with parents Hobbie : make joke to others	Choice : wants to move to landed house Adaptation : quite difficult with local people Appartment : Not bad for living with a small family. the bathroom is located in front of the	Would like to be able to treat home problems with neighbours	Spend time in rusun only to sleep Don't socialize and don't have a favorite place Talk to the residents only if necessary	Not interested by community activities or associations

		room make it bad Aspect : quite comfortable block C is stronger than other blocks Safety : yes			
ITW 4 	26 years old Male Employee Senior high school Single From Kampung Arrival :2012 One room Live with friends and relatives Hobbie : playing games	Adaptation : moderately Too noisy There is no shared facilities Appartment : quite good Aspect : need improvement Safety : yes	Don't know the managing agency	Spend 2-3 hours meeting Like to socialize Favorite place : corridor	Has friends here and in other neighbourhoods There is no youth activities
ITW 5 	28 years old Female Housewife Senior high school Married From Kampung Arrival :2015 One room Live with friends and relatives Hobbie : cooking	Choice : would like to move but don't have enough money Adaptation : happily Appartment : too small suitable only for sleeping can't have business activities Aspect : there is no shared activities Safety : yes	Want to make the park cooler	Spend 2 hours Like cycling in the court with people Favorite place : court	Have relationships with neighbours and join community activities
ITW 6 	35 years old Male Entrepreneur Senior high school Married From other flats Arrival :2015 One room Live with friends and relatives Hobbie : his work	Choice : want to have a landed house Adaptation : yes Appartment : good and minimalist Aspect : adequate Safety : yes	Very interested in the activities of the managing agency	Spend less than 1 hour in the rusun Like walking around talking to neighbours Favorite place : court	Involved in community activities
ITW 7	20 years old female Entrepreneur	Choice : wants to move to landed house	Living here tends to follow the	Spend almost 24 hours	Belongs to a youth group

	<p>Senior high school Single Had her own house Arrival :2012 Two rooms Live with parents Hobbie : singing</p>	<p>Appartment : good Aspect : proper Safety : yes</p>	<p>government's rules to maintain order in the surrounding environment, while at home we are free to do anything. Know about managing agency, would like to improve housings</p>	<p>Playing with friends outside favorite place : meeting hall</p>	<p>Has relationships with neighbours Has friends</p>
PEKUNDE					
<p>ITW 8</p> 	<p>22 years old Female Employee Senior high school Single Had her own home Arrival :2010 Two room Live with parents Hobbie : Traveling</p>	<p>Choice : want to stay peaceful environment Adaptation : yes strategic location Appartment : pleasant Aspect : convenient field facilities Safety : yes</p>	<p>Interested in the activities of the managing agency and want to participate</p>	<p>Spend 3 hours in the rusun Like to play and spend time outside Favorite place : park</p>	<p>Good relationships with neighbours, interested in community or associations activities</p>
<p>ITW 9</p> 	<p>19 years old Male COO document maker Senior high school Single Had his own home Arrival :2012 Two room Live with parents Hobbie : playing games, swimming, singing</p>	<p>Choice : enough but better living in an ordinary house if you have enough money Adaptation : people care to each other. We are never feel lonely since like family Appartment : comfortable, strategic location Aspect : building sturdy, several renovations done by the government. Safety : yes</p>	<p>UPTD* office is located in the west portal of the flat</p>	<p>Spend 3 hours in the rusun Selling rice as street vendor Don't have time enough to socialize Favorite place : park</p>	<p>Relationships with neighbours are fine, of course interested in strengthening relationships with fellow citizens, many friends from various ages</p>




<p>ITW 10</p> 	<p>21 years old Male University student Bachelor degree Single From other Two rooms Live with parents Hobbie : football</p>	<p>Choice : Moving or buy vertical housing Adaptation : yes easy to socialize Apartment : Enough every family almost have the same layout Aspect : good Safety : yes, because there is CCTV, portal facilities</p>	<p>know UPTD</p>	<p>Spend 1-2 hours in the rusun Leisure time Don't have time enough to socialize Favorite place : court</p>	<p>Join youth community Have teenagers groups</p>
<p>ITW 11</p> 	<p>30 years old Female Employee Senior high school Single From kampung Two rooms Live with parents Hobbie : Traveling</p>	<p>Choice : landed house Adaptation : happy because lot of kind of neighbors, Apartment : meets sanitary conditions (bathroom, kitchen,ventilation,window) Aspect : good facilities, terrace, hall... Safety : yes, CCTV and ventilation</p>	<p>Yes if we can improve public facilities why not</p>	<p>Spend 2-3 hours in the rusun(park) Use the terrace to grow plants (bitter melon, chili) walking around the streets to the park or just a morning walk around the house Favorite place : Connecting bridge between the blocks for sunbathing</p>	<p>Friends in Block B Join the mosque youth community</p>
<p>ITW 12</p> 	<p>19 years old Female Unemployed Senior high school Single From other one room Live with friends and relatives Hobbie : reading</p>	<p>Choice : comfortable and cheap Adaptation : easy to adapt Apartment : comfortable strategic location each unit has a bathroom Aspect : simple design but sturdy, enough for 1 family Safety : yes, CCTV and ventilation</p>	<p>Would like to have deeper knowledge, get more experience</p>	<p>Spend 2 hours, walking around and socializing with the community. Favorite place : court</p>	<p>Has friends, interested with youth community</p>

Figure V.1 Analytical matrix, youth responses, author's analysis

5.2 The thematic reading of the Matrix

The analysis of the responses provided by the young inhabitants of the *Rusunawa* allow us to distinguish two typologies of actors :

1. « *young people who take over outdoor spaces, who want to help build their neighbourhood* »

The survey shows that many spaces attract young people in each *Rusunawa*. They gladly take over the park, the court, the meeting hall, but also other spaces such as the connecting bridge between blocks.





Public spaces in Pekunden photos provided by Kevin Julius, UNDIP

This appropriation is accompanied by a desire to improve their environment, for example, for "*make the park cooler*". They would like to have shared facilities, more youth activities, or even for some, to create associations. Finally, they show interest in the activities of the management agency.

2. « *young people who give little space to urban area in their daily lives* »

This group consists of young people who occupy little outdoor space for various reasons. Some highlight the lack of time, for others *Rusunawa* is a dormitory city. They consider the environment too noisy, a regulated space which deprives of freedom.

5.3 A rather well-received environment

To better understand the question of the appropriation of space, the issue of feelings about this urban environment is proving to be useful in particular for setting the context. Overall, This survey shows a favourable perception of *Rusunawa*, described as comfortable with well-equipped, cheap and safe apartments. Many feel good, and some even evoke a peaceful environment.

Regarding the homes of those surveyed, the majority consists of one or two rooms. Although for some, this is enough for a family, others find their house too small and want more space. The place of life is sometimes also the place of work which requires having sufficient space for business, for example.

We also note several aspects put forward, such as the desire to deal with neighbourhood problems that may arise or to improve housing. Some approve of the presence of CCTV while others find the rules imposed by local authorities restrictive and do not feel free.

Regarding socio-demographic data, gender does not call for special attention ; on the other hand, religion can occupy a central place in the way of considering the exterior space and social interactions.

Finally, the desire to move into a landed house is widely expressed. The analysis of the speeches shows the constraints linked to this ideal, such as the price. Also, proximity to the city is essential ; the young residents of Pekunden consider their residence as a strategic location.

5.4 The room for manoeuvre and the vision of local government

First of all, the question of defining a category of young people in the 19-30 age group appeared unexpected :

« there is a change in age of the dispenduk (Population data agency) that 50-65 years old are included in the youth category... We lead to what is needed by them... to be able to make one community ».

From the point of view of officials, we should not distinguish between ages but consider a community as a whole. The lives of people in the rusunawa or their needs do not necessarily require considering age criteria. Defining imposed categories would consist in separating or wanting to focus on the part of the population. Only the question of school arises for the youngest up to high school with regard to access to education. They must be able to go to school.

Regarding the rusunawa project, the central government is supporting its construction. The local government provides the land and is responsible for the management of the apartments but also for cleanliness and security. The agency sends a proposal to build a *rusunawa* where the land is available. The project, therefore, falls under the competence of the central government. This is indeed the case with the tours. On the other hand, in its proposal, the local authorities do not include the development of outdoor spaces.

« Later after it has finished, from our side will work to make other facilities »

At the local level, it is possible to create facilities. The community can express itself on this subject. However, it is the agency that judges the usefulness or the need to create them.

« there really needs to be life there ... There is information from them (community). But we also monitor the extent to which these facilities can be used or may not be necessary »

« The concept of the flat is for residential use only at first »

The duration of the rental seems to be a difficulty for the representatives of the agency. Tenants are reluctant to respect the time limit set by the regulations. Indeed, the rental contract lasts two years, renewable twice, for a total of six years of rent.

« sometimes they are comfortable to stay there then become more than six years even ten years... there is no change in occupants »

The rusunawa policy also aims to create turnover in housing. Rents are intentionally low to allow residents to save money and be able to move into a private house or owning.

« they can save money because it's quite cheap ... but reviews their saving is just to buy the car. In fact, in many towers now they own a car, but when discussing the matter ... of ownership of towers, it can be said to be less successful »



Kaligawe photo provided by Kevin Julius, UNDIP

5.5 A shared foundation : keeping links with others

The analysis of the responses of the young residents led to the distinction between two types of actors. On the other hand, one practice seems to be unanimous that of meeting with neighbours to discuss and participate in collective activities. The analysis of the speeches shows a common thread, that of the idea of community. Young residents are attached to human contact. Relations with neighbours are real and have a spatial dimension. All the spaces made available are a pretext for exchange. We can say that there is a dynamic in the way of appropriating public space. An interactive space where you can create social links. We are witnessing a phenomenon of the art of living where conversation with others is part of everyday life. Young people take over these places which facilitate social interactions. Of course, use conflicts exist but it would seem to be on the margins.

6. CONCLUSION AND RECOMMANDATIONS

6.1 The role of public places in the lives of young people

Appropriation exists in different forms. Public space can be a « *resource* » (Ripoli, Veschambre, 2005), and this is mainly the case for the street vendor. In Indonesia, it is common to find food vendors on many streets, offering very affordable prices. This trend makes the cityscape alive with both the comings and goings of customers and the diversity of street vendors. Some young people reproduce it inside the *Rusunawa*. Through their presence, these vendors help shape the outdoor space and reveal their vision of the neighbourhood. It is a reproduction of what can be seen in every corner of an Indonesian's city : cheap food and varied dishes. This appropriation is also an opportunity to create interaction between sellers and customers.

We can also highlight the issue of control of public space. Pekunden is walled, Kaligawe has a guard at the entrance with a security barrier. CCTV is also present. This

system for closing and securing the residence is reminiscent of gated communities. Generally, it is people of the same social class who live in these neighbourhoods. This model is developing within the framework of the *Rusunawa*. This choice can explain the concern to want to ensure the safety of the residents, but it can also enclose the *Rusunawa*. Delimiting public space in this way can lead to an urban fragmentation of the territory, particularly on the social level. Indeed, rather than favouring openness and a form of integration into the landscape, this configuration can also slow down meeting or conviviality. Young people may see in these public spaces a loss of freedom linked to a need for security. Control can also be considered as a loss of autonomy in the way of apprehending the space. Here the public power exercises a control which manifests itself by prohibitions of practices (Ripoli, Veschambre, 2005). In this sense, we can wonder about the freedom of movement or action inside the residence.

Conceptual appropriation manifests itself through the interest shown in exchanges with others. Some young people express their desire to acquire knowledge, to learn from others. Space is thus considered as a place of learning, a way of acquiring experiences and expertise (Ripoli, Veschambre, 2005).

Besides, we also find the notion of « *existential* » appropriation. The idea of being in a peaceful environment and *feeling like a family* shows an attachment to the community. For others, appropriation is « identity ». That's the case for these young people who advocate prayer rooms or who join the youth community of the mosque. It is also a way of building relationships by one's values (Ripoli, Veschambre, 2005).

6.2 Public participation : young people are urban actors in their own right

A diversity of profiles characterizes the young people we interviewed. Their educational level mainly reaches high school and we find both students, people in salaried activity or combining both and people looking for work. Their family situation also varies, there are married couples, young people who live with their parents. The

study of the urban practices of this category of the population proves that the experience and the place of young people in urban areas makes sense. However, local authorities do not seem to see young people as a specific urban actor. They tend to generalize practices to the community, however young people can occupy a special place in the urban landscape. It is opportune to understand the process of appropriation of the young people in *Rusunawa*. Young people are taking over the places made available to them daily. Also, they have the will to get involved and help build their neighborhood. We have seen previously that the agency can take initiatives in public spaces. This implies to have the engineering to design public space. Youth can rightly constitute a resource for the development of outdoor spaces. Consultation or the setting up of workshops for young people are tools that can prove to be effective. Young people care about their environment and can help make public spaces welcoming.

Associations act in favor of young people like *Kolektif Hysteria* who performs artistic performances and whom I had the chance to meet (I thank Adin who welcomed me). Their mission is among other things the empowerment of young people, to make them aware of their living space with a view to sustainable development. In particular, they use the map as a working tool and intervene in the *kampung*. Their approach is interesting because it makes it possible to put in place a diagnosis that local actors can use to meet the needs of residents.



Example of workshops, source Hysteria



Art work, source Hysteria

The young people surveyed show an interest in associations and are in favor of joining, why not, a specialized association. It is a good way of leading initiatives aimed at identifying needs and bringing an innovative perspective to public space. Besides, making young people aware of town planning allows them to acquire knowledge. By developing the skills of young tenants, they will be able to play a role in their environment.

6.3 Maintain social interaction to develop solidarity and enhance neighbourhood vitality

The search for social ties has become a very significant concern in Western societies. Urban planning plays a fundamental role; the way of shaping the city can be decisive. Designing a space can promote social interaction or, on the contrary, keep people away from each other. Creating social ties has become a challenge because relationships tend to fade.

Among the *Rusunawa*, young people are keen to develop relationships. It is advisable to be sensitive to this state of affairs and to provide arrangements which

encourage meeting and exchanges. In light of this study, the search for social relations and mutual aid should be valued. That's the reason why offering pleasant spaces that meet young residents' expectations is essential.

Rusunawa's public policy aims to provide affordable housing for low-income households. The priority is to improve the living conditions of the poorest. This type of project is part of a territorial project which also requires taking into account the spatial dimension. Thinking upstream from the development of the project would make it possible to offer spaces following the appropriation of spaces but also guarantee its urban integration.

The COVID-19 epidemic has made public space a dangerous space that promotes the circulation of the virus. Public authorities recommend physical distancing, which goes against social contact. Urban planners face now imperative : to combine urban planning and precautionary measures such as physical distance. They need then to create new urban forms. The modern world has to deal with new diseases which spread in cities made of urban interactions and mobilities. This situation favours a fast spread of viruses worldwide. That is a new situation that we must now take into account in our urban projects.

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Madeleine MUTEL, agro-economist, consultant, data analysis method

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Methodologies to carry out a thesis from experts

<https://www.scribbr.fr/memoire/plan-de-recherche/>



QUESTIONNAIRE AND INTERVIEW GUIDELINE

Ferouz MANNIT – 21040119416001

Bapak/Ibu yang saya hormati,

Saya mahasiswa Magister Perencanaan Wilayah dan Kota Fakultas Teknik Universitas Diponegoro. Sehubungan dengan penelitian Tesis yang saya lakukan, maka saya memohon bantuan Anda untuk mengisi kuesioner ini. Hasil kuesioner tidak dipublikasikan melainkan untuk kepentingan penelitian semata. Atas bantuan, kesediaan waktu dan kerjasamanya saya ucapkan terimakasih.

FORM KUESIONER

**Kota Semarang
untuk pengelola
RUSUN**

Hari/Tanggal :

B. Living space in walk-up flat

B.1.1 Jumlah penduduk yang tinggal di Pekunden menurut kelompok umur?

- 0-18
.....
- 19-30
.....
- 31+
.....

Jumlah penduduk yang tinggal di Kaligawe menurut kelompok umur?

- 0-18
.....
- 19-30
.....
- 31+
.....



Bapak/Ibu yang saya hormati,
 Saya mahasiswa Magister Perencanaan Wilayah dan Kota Fakultas Teknik Universitas Diponegoro. Sehubungan dengan penelitian Tesis yang saya lakukan, maka saya memohon bantuan Anda untuk mengisi kuesioner ini. Hasil kuesioner tidak dipublikasikan melainkan untuk kepentingan penelitian semata. Atas bantuan, kesediaan waktu dan kerjasamanya saya ucapkan terimakasih.

FORM WAWANCARA
Kota Semarang

Hari/Tanggal : Lokasi : Pekunden Kaligawe

Identitas Informan

Nama :
 No Whatsapp :

B.1.2 Apakah pertimbangan pemilihan lokasi terpilih untuk membangun rusunawa ?

B.1.3 Apakah pertimbangan desain dan arsitektur terpilih untuk membangun ?

B.1.4 Dapatkah Anda menjelaskan tata kelola pembangunan dan pengelolaan rusun kepada saya ? Siapa saja stakeholder/aktor yang terlibat dalam pembangunan dan pengelolaan rusun? Apakah peran masing-masing stakeholder/aktor yang terlibat ?

B.2.1 1 Apakah dan bagaimanakah ruang luar rusun dirancang ?

B.2.2 Bagaimana Anda memutuskan fasilitas apa yang dipasang pada rusun ?



B.2.3 Bagaimana Anda memutuskan ruang publik dan ruang hijau pada rusun ini? Public space and green space ?

.....
.....
.....

B.2.4 Bagaimana ruang publik dikelola? Dengan dana apa? Darimana sumber pembiayaan termasuk biaya pemeliharaan

.....
.....
.....
.....

D.1.1 Adakah komunikasi atau keterkaitan ? Anda dengan kaum muda (young people rentang usia 15-30 tahun)? Apakah Anda memiliki kontak dengan mereka? Dalam bentuk apa dan pada kesempatan apa? Dukungan apa yang diberikan kepada kaum muda?

.....
.....
.....
.....



Bapak/Ibu yang saya hormati,

Saya mahasiswa Magister Perencanaan Wilayah dan Kota Fakultas Teknik Universitas Diponegoro. Sehubungan dengan penelitian Tesis yang saya lakukan, maka saya memohon bantuan Anda untuk mengisi kuesioner ini. Hasil kuesioner tidak dipublikasikan melainkan untuk kepentingan penelitian semata. Atas bantuan, kesediaan waktu dan kerjasamanya saya ucapkan terimakasih.

FORM KUESIONER
orang muda 15-30 tahun

Hari/Tanggal :

Petunjuk pengisian : Berilah tanda (√) pada kolom jawaban yang Anda pilih

A. Keterangan pribadi

Nama :

A.1.1 Umur :

A.1.2 Jenis Kelamin :

Status menikah :

No. Whatsapp :

A.2.1 Tempat tinggal sebelumnya

Di mana Anda tinggal sebelum Anda tinggal di sini ?

- gedung apartemen
- Kampung
- Rumah masing-masing
- Lainnya

A.2.2 Tanggal kedatangan di rusun

.....

A.2.3 Rusunawa

- Pekunden
- Kaligawe

Jenis akomodasi/ jumlah kamar

- 1
- 2
- 3+

A.2.4 Dengan siapa kamu tinggal ?

- Dengan orang tuamu
- Dengan teman-temanmu dan atau saudara-saudara/keluarga
- Hanya

A.2.5 Tingkat pendidikan

- Sekolah dasar
- Sekolah menengah pertama atau atas
- Studi pascasarjana

A.2.6 Kategori sosial-profesional

apa pekerjaanmu ?

.....



Bapak/Ibu yang saya hormati,
 Saya mahasiswa Magister Perencanaan Wilayah dan Kota Fakultas Teknik Universitas Diponegoro. Sehubungan dengan penelitian Tugas Akhir yang saya lakukan, maka saya memohon bantuan Anda untuk mengisi kuesioner ini. Hasil kuesioner tidak dipublikasikan melainkan untuk kepentingan penelitian semata. Atas bantuan, kesediaan waktu dan kerjasamanya saya ucapkan terimakasih.

FORM WAWANCARA
orang muda 15-30 tahun

Hari/Tanggal : Lokasi : Pekunden Kaligawe

Identitas Responden

Nama :
 Umur :
 Jenis Kelamin :
 No Whatsapp :

A.2.7 Apakah hobimu Anda ?

.....

C.1.1 Bagaimana perasaan Anda di Rusun ini ? Apakah Anda merasa bisa beradaptasi untuk tinggal di Rusun ini ?

.....

C.1.2 Apa pendapat Anda tentang Rusun ini dan tata letak/desain bangunan tiap keluarga ?

.....

C.1.3 Bagaimana Anda menggambarkan aspek fisik/desain bangunan sebagai, tempat tinggal, anda dan keluarga, serta pendapat anda tentang ruang luar/ruang publik di rusun ?

.....



C.2.1 Apakah kamu merasa aman di sini di luar gedung? Apakah pencahayaannya memadai?

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.....
.....

C.2.2 Apakah Anda puas dengan akomodasi /tempat tinggal sekarang ? Apakah menurut Anda ada perbedaan bertempat tinggal di rumah biasa/bukan rumah susun dan tinggal di rumah vertikal/susun ? Anda ingin tetap tinggal atau pindah dari sini? Mengapa ?

.....
.....
.....
.....
.....

C.2.3 Apa yang harus dilakukan untuk meningkatkan ruang hidup Anda? Di luar? Di dalam? Apa yang akan Anda tambahkan atau hapus? Apakah menurut Anda rusun yang Anda tinggali cukup nyaman dan ramah untuk anda? Adakah fasilitas yang digunakan bersama?

.....
.....
.....
.....
.....

C.3.1 Berapa banyak waktu yang Anda habiskan di ruang publik tempat tinggal Anda ? Kira-kira berapa lama/jam dan saat apa saja?

.....
.....
.....
.....
.....

C.3.2 Apakah Anda meluangkan waktu atau bersosialisasi atau hanya berjalan-jalan di sekitar lingkungan Anda ?

.....
.....
.....
.....
.....

C.3.3 Apakah tempat favorit Anda di Rusun ini? Di luar yaitu ruang publik : lapangan, koridor atau tempat lain di rusun ini?

.....
.....
.....
.....
.....



D.1.1 Apakah Anda tahu badan pengelola untuk rusunawa? Apakah Anda tertarik untuk berpartisipasi dalam tata kelola lingkungan Rusun Anda? Mengapa

.....
.....
.....
.....
.....

D.1.2 Bagaimana hubunganmu dengan tetangga? Apakah Anda tertarik dengan kegiatan kemasyarakatan(RT/RW)/komunitas? Apakah Anda punya teman di sini atau di lingkungan lain? Yang mana

.....
.....
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.....
.....

D.1.3 3 Apakah Anda terlibat dalam kelompok anak muda (contoh kelompok karang taruna) atau asosiasi atau paguyuban atau kegiatan sosial yang lain ? Apakah anda tertarik bergabung dalam kegiatan sosial yang ada ?

.....
.....
.....
.....
.....