

Environmentally Sound and Sustainable Housing Development; Policy and Approaches in Indonesia

Abstract

Housing and settlement development cannot be viewed as their physical dimension only, but should also be interrelated with social and economic concerns, and implemented based on cultural equality, harmonious and sustainable development.

Habitat Agenda, Agenda 21, and other international commitment of settlement sector has underlined the significance of housing and settlement developments as one of the main component of sustainable development that requires the provision of housing for every citizen and calls for enabling strategy implementation, especially for the poor in urban slum areas.

Concerning those issues and derived from Housing and Settlement Law Number 4/1992, Indonesia has set up the National Policy and Strategy of Housing and Settlement as a reference for housing and settlement development based on the integration of Tri Daya (social, economy, and environmental development) concept, healthy, decentralization, good governance, and sustainable development principles.

This paper is expected to illustrate how the sustainable housing and settlement development in Indonesia has been managed particularly by means of implementing National policy, Strategy and Approaches of the development. Additionally, to promote mutual cooperation among Asian countries member and for sharing the issues facing the housing and settlement in each country, such as; potential technical cooperation, best practices, establishing National Housing Fund, running housing market efficiently, etc.

Housing and settlement development cannot be viewed as their physical dimension only, but should also be interrelated with social and economic concerns, and implemented based on cultural equality, harmonious and sustainable development. It is necessary to develop an operational strategy in the housing and settlement development that meet those issues and the local conditions.

Housing condition in Indonesia

Housing and Settlement development in Indonesia has been programmed as stake holder's responsibility, although the housing provision is the citizen's responsibility which should be implemented comprehensively with positioning community as the main actor and the government role as an enabler and facilitator in the effort to empower citizens and active participation of private business.

Recently, housing and settlement is indicating qualitative and quantitative insufficiency, such as; the weakness of local institution both government and

within civil society, inappropriate housing finance system, land scarcity, insufficient supply of housing and urban services, especially in relation to the rapid population growth, that are lead to;1).Number of housing backlog is 4,3 million units. 2).Number of housing demand is 800.000 units annually. 3). Thirteen million units were expected to be improved. 4).The quality of living environment is still less than suitable and tends to deteriorate, for example about 47.500 Ha scattered in more than 10.000 locations of residences nationwide face slum areas.

Global Agenda on Housing and Settlement Development

Habitat Agenda, Agenda 21, and other international commitment of settlement sector has underlined the significance of housing and settlement developments as one of the main component of sustainable development that requires the provision of housing for every citizen and calls for enabling strategy implementation.

“Cities without slums initiatives” of the United Nations Centre for Human Settlement (UNCHS) and the World Bank, and Plan Implementation of World Summit on Sustainable Development in Johannesburg 2002 has also been committed by Indonesia, to emphasize the importance of improving and upgrading the quality of living conditions, especially for the poor in urban slum areas.

National Policy and Strategy of Housing and Settlement Development

Hosing and Settlement development in Indonesia have been done through housing and infrastructure development program which is aimed to establish housing system for community in order to enhance the quality of living environment by improving infrastructures quality. The target of housing and settlement development is fulfillment of the needs of liveable and affordable housing with concentrating to the improvement of urban services quality, land availability, housing finance system enrichment, and establishment of credible and responsive housing and settlement institutions.

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Policy

1. Institutionalisation housing and settlement development system that based on community participation as the key stake holder
2. Establishment of housing as one of the human basic need
3. Establishment of sustainable and responsive human settlements that support image ability, productivity and self-reliant citizens

Strategy

These are three principal strategies of the basic policy

1. Development of law and regulations, establishment of institutions in housing and settlement, and facilitating the implementation of transparent and participative settlements spatial planning;
 - a. Development of various law and regulations in housing and settlements development and management
 - b. Affirmation of institutions through promoting the establishment of credible and responsive housing and settlement institutions, and capacity building at local level
 - c. Enforcement of building safety regulations
2. Fulfilment of the needs of liveable and affordable housing with concentrating to the poor and low income citizens;
 - a. Development of housing finance system and empowering housing market (primary and secondary market)
 - b. Development of community-based housing
 - c. Development of various forms and mechanism of housing subsidies

- d. Provision of economic support for poor people (poverty eradication)
 - e. Housing provision support for natural disaster victim and internally displaced persons
 - f. Asset management of state building and housing
3. Establishment of healthy, secure, harmonious and sustainable living environment;
- a. Improvement of living environment quality (slums upgrading)
 - b. Provision of settlement infrastructures and services
 - c. Implementation of responsive settlements and direction for architecture quality.

Implementation Approach

1. Implementation based on the integration of TRIDAYA basis (social, economy, and environmental development)
2. Implemented based on healthy housing and neighbourhood development
3. Implemented base on sustainable development principles
4. Implemented on a multi-sector (holistic) and decentralized basis
5. Implemented on role sharing, stimulant and pre-conditioning basis

TRIDAYA concept; Sustainable Housing and Settlement Development

Tridaya which literally means "three ways of development" namely;

- Social and human development (including human resource development, attitude and behavioural change and institution building)
- Economic development (developing economic capacity of each household and the institutions in the community as well)
- Physical/environmental development (improving house quality, physical infrastructure, including the improvement and maintenance of natural environment)

Basically, the operational process of Tridaya was organized into several stages;

1. Organizational stage
 - The preparation, socialization, and mobilization
 - The proposal writing
 - The formulation and affirmation of the stage
2. Stabilization stage
 - The social and economic programs
 - The physical development
3. Turn over stage
 - Transferred the authority and responsibility to the self-reliant group
 - Providing guidance (for the development of local organization, operating and maintaining infrastructure and facilities that have been developed) and assisting community to set up independent income generating activities

The effectiveness of TRIDAYA concept, must be supported by macro social planning which facilitates and protects the model coherently and consistently

Finally, I sincerely hope that this paper would provide a contextual framework (National Policy, Strategy, and Approaches) within which housing and settlement development can be addressed and discussed in this two days conference, and the result of this conference would provide a positive and useful contribution to our effort in achieving ***Liveable and affordable housing in responsive and sustainable settlement.***

Through this Asian Forum, in improving teamwork among Asian countries it is necessary to do the following;

1. To promote solid cooperation among member countries in handling housing development problems, such as ***establishing National Housing Fund, running housing market efficiently, establishment of Secondary Mortgage Facility (SMF), Mortgage Insurance***, etc
2. To exchange some ideas and best practices in the housing and settlement development, in order to set up ***potential technical cooperation among countries.***