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PERCEPTION OF NEIGHBORHOOD AROUND THE REAL ESTATE PHYSICAL BOUNDARY

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Abstract -- *The presence of real estate in South Tangerang cannot be separate from a surrounding settlement or new settlements that grew later. Regulation and design are more set-in real estate planning so that real estate tends to form an enclave for security and social image. Forming some physical boundary with surrounding residential of real estate perceived vary both by residents and outside the real estate. This study aims to map out how the perception of the surrounding community to the physical boundaries of real estate on a cluster pattern made by the developer, with research sites in Bintaro Jaya, South Tangerang. The method used observation and structured interviews with communities. The surrounding community has very positively responded to the presence of real estate, but the relationship with the institution is perceived as not useful because of the boundary design is more detrimental for them. Their participation in the plan has not been well accommodated so that access is closed unilaterally by the developer.*

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Keywords: *Perception; Surrounding communities; Real estate boundaries; Cluster pattern; Gated community.*

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INTRODUCTION

Housing and settlements are one of the basic human needs. The government focuses on providing housing for the lower classes, then private developers play an active role, especially for the middle to upper levels. The results of national housing procurement carried out by private developers are relatively small, less than 15%. That is, the other 85% remain the responsibility of the community itself without business entities or other forms of organization. This situation is what is called community self-help or sometimes called informally. The government only regulates and encourages and becomes a catalyst for development through integrated planning and direction. Public realm is defined as any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces, and any public and civic building and facilities (Nimpuno, 2017).

Gated communities are an international phenomenon. A gated community can broadly be defined as a physical area that is fenced or walled off from its surroundings, either prohibiting or controlling access to these areas using gates and booms (Bruyns, Landman, Nel, & Plessis, 2016). Neighborhood design is one of the factors contributing to the establishment and maintenance of local community ties (Sakip, Johari, & Salleh, 2012). The presence of real estate in South Tangerang is inseparable from pre-existing neighborhoods (self-help) or new settlements that have grown later. Existing regulations and designs more regulate planning in real estate, so real estate tends to form enclaves for the sake of security, view, and social image. Several types of physical real estate boundaries were formed with community self-help settlements that were responded to differently by both real estate residents and outside real estate. How is the typology profile of the physical real estate boundary with the surrounding community settlements?

This research was compiled to find out how the harmonization of the area within the developer's power and beyond to be comfortable for all residents.

MATERIAL AND METHOD

Real Estate and Community Self-Settlement

The concept of gated communities is not a contemporary invention in urban design. Walled-cities existed throughout history, serving the purpose of security, safety, and prevention of easy access to the town (El-Ekhteyar & Furlan, 2016). Self-help settlements are neighborhoods of housing estates that are built by the community themselves without business entities

or other forms of organization. While real estate is a residential area that was formally built by private developers (Kwanda, 2001). So, the difference in real estate and self-help settlements lies with the initiator of the builder. A problem that often arises is that real estate exists as an exclusive pocket amid existing slum settlements, or conversely, real estate also stimulates the growth of spontaneous development that creates slums or informal settlements, resulting in a mosaic pattern formed by The surrounding community has very positively responded the presence of real estate intervals and informal.

The gated community has an influence not only on the pattern of daily activities but also on the shape and function of the city (Landman in Aulia & Marpaung, 2016). The long-term snowball effect will hurt the sustainability of urban spatial arrangement, as well as the efficient and function of the urban environment. The dualistic morphological structure can create formal and informal symbiotics, thus realizing the symbiotic power of two lives or activities that are interconnected and socially and economically dependent (Soetomo, 2009). However, Maharika (2009) states that development whose planning limits only on its territory will cause social problems due to lack of attention to space and social networks that exist outside of the real estate.

Thus, the interconnectedness of real estate and informal settlements around it can be a symbiosis that is socially and economically mutually beneficial but also has the potential for physical and social problems. One of the factors that influence these conditions is depending on how the physical real estate boundary planned.

Physical Real Estate Boundary

The government's limited ability to realize the fulfillment of housing and settlement needs for its citizens, thus encouraging private developers to participate formally and to make it happen. For people who have not been able to reach home products provided by private developers, take the initiative to build their homes and environments independently (often called informal). Intermediate intervals of spatial patterns of formal and informal settlements are formed more due to planning at the level of city space slower than the actions of developing communities independently or private developers. Departing from a different development initiator, physical quality products are also different (Firman, 2004).

Nowadays, modern forms of gated communities are residential communities or housing developments that contain strictly-controlled entrances for pedestrians, bicycles, and vehicles, and usually surrounded by closed perimeter walls and fences. Gated communities often contain small, low-speed residential streets and include shared amenities (El-Ekhteyar & Furlan, 2016).

The motives of private developers in addition to aiming at helping the government in procuring houses for its citizens, of course, there are other motives, namely to get financial benefits. The growth of the number of developers continues to increase as this activity turns out to bring quite high profits, on the one hand, there is a phenomenon where the house then becomes one of the investment media that is quite good.

Maharika (2009) emphasized that the most dominant motive for the physical boundary of real estate was for the security of its residents. Kim's research findings (2006, in Maharika 2009) in America show that perceptual forms of fenced settlements do create a sense of security but do not reduce actual crime. Whereas Maharika (2009) with the research location in Yogyakarta added that in the context of relations between settlement spatial typologies and criminality it appears that the importance of comprehensive comprehension if architectural intervention in the form of mobile fences does not significantly influence perceptions of security. Thus, a narrow understanding that fencing can create security seems to need to be evaluated.

A real estate boundary can cause positive/synergic or negative impacts/conflicts with their environment. A dispute will arise if there are differences in interests that cannot be compromised (Yunus, 2008). A conflict of interest can end in two ways: a compromise occurs, and one party loses to the other.

Impact of Physical Real Estate Boundary

Land prices. That in Beijing, the price of land around the development of new (real estate) settlements is faster than others because of the increase in facilities that directly affect the quality of the surrounding area. Likewise, states similar to cases in Indonesia (Yunus, 2008).

Social and economic cohesion. The meeting of two different settlement patterns in London allows for social cohesion that requires each other (Aalbers & Rancati, 2008), agree with (Soetomo, 2009: 237-240) for cases in Indonesia where interdependent social and economic conditions occur.

Social and spatial segregation. Leisch (2002) and Firman (2004) in his research in Jabodetabek stated that his development of new areas or the presence of real estate strengthens

spatial and social segregation and is strengthened by Yunus (2008).

From the description above, it can be concluded that the real estate boundary can cause positive/synergic or negative impacts/conflicts with the environment. Conflicts of land interests are very numerous and complex, can involve social, economic, political, spatial, and environmental issues.

The Meaning of Real Estate Physical Boundary

Public and private zones in a city depend on the boundaries that separate them. The establishment of boundaries shows an act of limiting and protecting. The boundary defines what we are going to show, and what is not, control on the boundary is a to attribute for humans. The boundary between public and private faces two interests, one side guarding things that disrupt the public arena, one side protecting private life from the public view.

The next limit will form differences in function and meaning (Madanipour, 2003). The physical boundary on real estate created by the developer is planned more for the benefit of real estate residents. When spatial patterns of real estate development in the form of clusters to gated communities, shifting boundary planning are dominant for security reasons (Maharika, 2009) followed by other reasons such as exclusive imagery, social identity, lifestyle (Blakely & Snyder, 1998). The main physical real estate framework is adapted from Summary of Well-Being Indicators in Timisoara (Romania) in developing citizens in defining and measuring well-being and progress is produced as listed in Table 1.

Regulation of housing boundaries on real estate is needed so that residential areas are not socially isolated. Fortification of several middle-upper housing located near the village is intended to ensure the security of the house and protect the rights of its inhabitants (Basset, Keth, and Short in Koeswartojo, 2005).

Method

This research is explanatory research which aims to know, understand, and explain the perceptions of the surrounding community towards the physical real estate boundary created by the developer with research in Bintaro Jaya real estate. The method used in this study is a field survey through observation and interviews with surrounding communities.

Before determining the location of the study, researchers conducted a preliminary survey of several large-scale developers in South Tangerang such as Lippo Karawaci, Alam Sutra, Gading Serpong, Bumi Serpong Damai (BSD) and Bintaro Jaya. Lippo Karawaci, Alam Sutra, and Gading Serpong realistically have homogeneous residential patterns, namely clusters whereas BSD and Bintaro Jaya have diverse residential patterns in the form of open grids and clusters, which differ that the self-help settlements of the surrounding communities of BSD are relatively not yet dense and have little variation in social strata compared to Bintaro Jaya.

RESULT AND DISCUSSION

In Table 2, it can be seen that nine types, which can be classified as follows:

1. The most types are type 6, there are 7 locations, while at least type 6 and type 8 there are only 2 locations
2. From each location, the models vary, most are in the sectors 3, 4, and 6, there are three types.
3. In the Cluster pattern, there are 7 locations, where four sites have no access from surrounding settlements to real estate, as shown in Fig. 1.

With the above considerations, the research location was chosen by Bintaro Jaya real estate for the following reasons:

1. The land area of 1700 hectare.
2. It has been built for more than ten years,
3. Has a diverse spatial pattern in the form of an open grid and several cluster variations
4. The population around real estate is relatively dense and varies in social strata
5. The housing unit occupied by more than 60% areas.

Bintaro Jaya real estate is a settlement that was built in 1979 by PT Jaya Real Property with the concept of a city park. The development is carried out in stages and divided into nine sectors and several clusters. Until 2010, it was still developing development. The target market segment is the middle to upper economic class.

Stage 2, from the selected location (there is a sign **"v"** in Table 2), a profile of the empirical boundary conditions is carried out through observations of researchers and interviews with the community based on 7 standard Well-Being, namely (1) Access to essential resources, (2) Living environment, (3) Relation with institution, (4) Relationship between person, (5) Individual and social balance, (6) Feelings and (7) Participation. In points 4, 5, and 6, the discussion will be made into one form of social cohesion.

Table 1. Well-Being Indicators

Indicators	Sub Indicators	Variables	Descriptions
1. Access to essential resources	**1.1** Employment **1.2** Health **1.3** Education/training **1.4** Culture & Leisure **1.5** Transportation	Accessibility Proximity Permeability **(Leisch, 2002; Firman, 2004; Winarso, 2005; Madanipour: 2003; Barton et al, 2003: 130))**	• Access to several sources • Doors/road through, level of openness of access, distance traveled
2. Living Environment	**2.1** Environment & public areas **2.2** Security	Visual Aesthetics **(Karnaya: 1990; Aldridge, 1997: 1, in Madanipour, 2003)**	• Legibility, environmental identity, and character (change of character) • *Visual interest (serial vision, visual blocking, monotone)*
		Safety **(Safe Cities, 1995:32; Billingham, 1994: 34 in Madanipour 1996:108)**	• Microclimate, pollution, green system, cleanliness, sunlight, and ventilation
		Safety **(Billingham, 1994: 34 in Madanipour 1996:108)**	• Accidental Risk
		Public area usage **(Carmona, 2001: 94-95)**	• Usage of frequency and volume
		Environment Infrastructure **(Soearso, 2003: I-16)**	• Integration and infrastructure hierarchy, vehicle and pedestrian conflicts
		Security mechanism **(Newman, CPTED, Carmona: 2003: 100, save the city, p. 30)**	• Gates, guards, surveillance devices
3. Relation with institutions	**3.1** Institutions–citizen relationships **3.2** Upholding of rights and non-discrimination in access to the right **3.3** Respect for and application of lawfulness **3.4** Institutional assistance/social services **3.5** Civic dialogue and consultation in the decision-making process	Institutional relations with citizens **(Koeswartojo, 2005: 190-191; Yunus, 2008: 248; Maharika, 2009)**	• Fair treatment for all citizens • Enforcement of citizen compliance • Quality of services to citizens • Forum for consultation and dialogue with citizens
4. Relation between persons	**4.1** Respect **4.2** Nondiscrimination in human relations **4.3** Empathy and solidarity **4.4** Social harmony	Relationship between neighbor **(Sugiono Soetomo, 2009)**	• Respect each other • Not behaving in intergroup race-ethnic groups • Empathize and solidarity with neighbors • Harmony between neighbors
5. Feelings	**6.1** Fear/calm **6.2** Feeling of belongings	Psychology Respons: positive/negative **(Aalbers & Rancati, 2008; Yunus, 2008: 245-246;)**	• Satisfaction / dissatisfaction • Concern • The feeling of being marginalized • Inner bond/feeling • Self-identification
6. Participation	**7.1** Civic responsibility **7.2** Involvement in civic life **7.3** Responsibility **7.4** Respect for public assets/the common good	Responsibility and participation of citizens **(Purwanto, 2005)**	• Responsibility as a citizen • Involvement in social life • Maintain and respect public assets

The next discussion will be structured on how the real estate boundaries in each item are based on five standard well-being (Thirion, 2008) which will simultaneously compare how the conditions in the sector and cluster residential blocks.

Furthermore, the discussion will focus on people's perceptions around real estate towards the physical real estate boundaries created by developers in cluster residential blocks. In total there were 7 cases of the River Park cluster, Permata Bintaro cluster, Puri Bintaro cluster, Graha Taman cluster, Menteng cluster, Emerald cluster, Kebayoran Height cluster.

Table 2. Boundary Type Distribution and Selected Cases

TYPE	DESCRIPTION	SECTOR										CLUSTER								TOTAL	CASE
		1	2	3	3A	4	5	6	7	8	9	RV	PM	PB	GT	M	E	KH			
1	Here is fairly high-near-solid-contour-close access	v				v					v									5	1, 4,9
2	There is more close-sloid-contour access higher up								v											2	7
3	There is a fairly close-transparent-contour-close access			v																2	3
4	There is high-flat-contour-close-solid access									v		v	v							6	8,RV,PM
5	There is more high-near-solid-contour access		v		v		v	v						v						7	2,3A,5,6, GT
6	There is a lower-height-contour-close-solid access			v																1	3
7	There are not enough close-solid contours aloft															v				2	M, KH
8	There is no high-near-solid-flat contour																v			1	E
9	There are no more high-near-solid-contours														v				v	3	PB, KH
	Total		3	2	2	3	2	3	1	1	2	1	1	1	1	2	1	2			

1. River Park Cluster; The presence of real estate, access to resources, living environment, relationships between individuals, individual and social balance, and feelings perceived well by the surrounding community with above average values. Relations with institutions and participation recognized as not very good with a value of 1.90 and 1.63.

2. Permata Bintaro Cluster; The presence of real estate, access to resources, living environment, relationships between individuals, individual and social balance, and feelings perceived well by the surrounding community with above average values. Relations with institutions and participation seen as not very good with a value of 1.98 and 1.60.

3. Puri Bintaro Cluster; The presence of real estate, access to resources, living environment, relationships between individuals, individual and social balance, and feelings perceived well by the surrounding community with above average values. Relations with institutions and participation recognized as not very good with a value of 2.28 and 1.78.

4. Graha Taman Cluster; The presence of real estate, individual and social balance, and feeling perceived well by the surrounding community with values above average. Access to sources, neighborhoods, and relationships between individuals regarded as not good with a value of 2.61; 2.90; 2.88. Relations with institutions and participation perceived as not very good with a value of 1.25 and 1.46.

5. Menteng Cluster; The presence of real estate, access to resources, relationships between individuals, individual and social balance, and feelings perceived well by the surrounding community with above average values. The living environment, relations with institutions, and participation are seen as not good with a value of 2.73; 2.25; and 2.47.

Figure 1. Bintaro Jaya Maps

6. Menteng Cluster; The presence of real estate, access to resources, relationships between individuals, individual and social balance, and feelings perceived well by the surrounding community with above average values. The living environment, relations with institutions, and participation are seen as not good with a value of 2.73; 2.25; and 2.47.

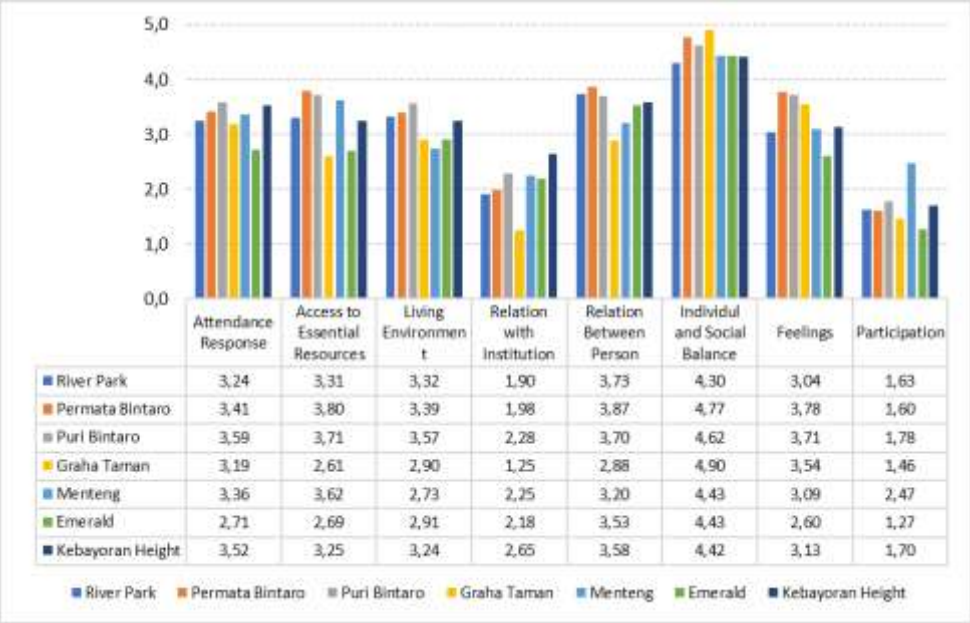
7. Emerald Cluster; Relations between individuals and individual and social balance are perceived well by the surrounding community with above-average values. Response to the presence of RE, access to resources, living environment, relationships between individuals, and perceived terrible feelings. Participation recognized as not very good, with a value of 1.27.

8. Kebayoran Height Cluster; Response to the presence of RE, access to resources, living environment, relationships between individuals, individual and social balance, and feelings perceived well by surrounding communities with above-average values. The relationship with the institution recognized as not good with a value of 2.65. Participation is seen as not very good, with a value of 1.70.

If relations between individuals, individual and social balance and feelings replaced with new indicators of social cohesion, then the description and explanation are principally the same, where the aggregation of the three is perceived to be quite good on average (3.71).

Response to the presence of real estate; the surrounding community fairly well specifies the entire cluster of real estate presence except for the Emerald cluster. It means that in general, the presence of real estate is welcomed by the surrounding community because it contributes (employment, public and social facilities) to the surrounding community. However, in the case of the Emerald cluster, the presence of real estate has a value of 2.71 (still below 3).

Perception on real estate boundaries; all the highest clusters are in individual and social balance, followed by access to essential resources, except the perception of Access to Essential resources in the Emerald cluster and Graha Taman has a value below 3 (perceived as not useful). This condition shows any form of real estate boundaries, does not affect personal and social relations in the real estate community and its surroundings. Of course, this relates to access to good sources, such as mutually needed employment or the use of public and social facilities from both parties. However, exceptions to the Emerald and Graha Taman clusters, access to sources is considered not suitable because to enter the cluster area must use identification and indeed the facilities in the cluster are reserved. It reserved for real estate residents only so that there is no interdependence on the use of facilities or resources- important source among residents of real estate and non-real estate.



	Attendance Response	Access to Essential Resources	Living Environment	Relation with Institution	Relation Between Person	Individul and Social Balance	Feelings	Participation
River Park	3,24	3,31	3,32	1,90	3,73	4,30	3,04	1,63
Permata Bintaro	3,41	3,80	3,39	1,98	3,87	4,77	3,78	1,60
Puri Bintaro	3,59	3,71	3,57	2,28	3,70	4,62	3,71	1,78
Graha Taman	3,19	2,61	2,90	1,25	2,88	4,90	3,54	1,46
Menteng	3,36	3,62	2,73	2,25	3,20	4,43	3,09	2,47
Emerald	2,71	2,69	2,91	2,18	3,53	4,43	2,60	1,27
Kebayoran Height	3,52	3,25	3,24	2,65	3,58	4,42	3,13	1,70

Figure 2. Perception of Community in 7 indicators

All clusters have values under three on the relation with institutions and participation as depicted in Fig. 2. This condition shows that in the construction of boundaries, the community feels that they are not involved in planning either by the developer or the government as the compiler of regulations — the results in harming the interests of the surrounding community. Likewise, in terms of citizen participation in maintaining boundaries, there is no good participation from both parties so that it harms the community around the boundary.

The perception values based is if relations between individuals, individual and social balance and feelings replaced with new indicators of social cohesion, then the description and explanation are principally the same, where the aggregation of the three is perceived to be quite useful. In the sector occupancy block, the highest value (3.83) achieved by social cohesion, and the lowest value (2.06) was obtained by participation, while the average sector value was 2.97. In cluster residential blocks, the highest score (3.68 achieved by social cohesion, and the lowest (1.70) was performed by participation, while the average cluster value was 2.81. The highest overall average score (3.76) achieved by social cohesion, and the lowest value (1.88284) achieved by participation, and the global average is 2.89.

In the sector occupancy block, four indicators (the presence of real estate, access to resources, residential environment, social cohesion) are perceived to be good. While the two indicators (relations with institutions and participation) are perceived to be weak, while in the cluster indicator 3 (real estate presence), access to resources, social cohesion) is understood well, while three indicators (relations with institutions, residential environment, and participation) perceived as not useful. The sector occupancy block value reaches slightly higher than the cluster residential block. Overall, the best indicator achieved by (1) social cohesion followed by (2) access to resources, (3) presence of real estate, (4) quality of residential environment, (5) relations with institutions and (6) participation.

In the occupancy block, all three indicators (the presence of real estate, access to sources, social cohesion) were perceived to be good, while the three indicators (relations with institutions, residential environment, and participation) seen as not useful. The resume of public perception based on the theory of standard well-being is:

Social cohesion gets the highest score (3.83) from all indicators, both in the sector residential block and cluster residential block. The data shows that the social ties between real estate residents and residents around real estate are quite good regardless of the form of the residential block and the type of physical boundaries. Barriers such as closed access and inconvenience in access do not significantly influence social cohesion. However, if access is hampered, they are not reluctant to hold resistance until access can be traversed as before there is access even with conditions that turn out to be uncomfortable.

The second highest perception value is access to sources with an average value of 3.41.

The data shows that public access to resources in real estate is quite good, regardless of the form of residential blocks. The value of perception in the third place is the response of the presence of real estate, with an average value of 3.29. It shows that the presence of real estate is perceived to be good, regardless of the form.

The fourth perception value is the residential environment with an average value of 2.93. The living environment sometimes has adverse effects due to the presence of boundaries, which shows that boundaries have a lesser effect on people's perceptions regarding the environment of the residence

The value of perception in fifth place is the relationship with institutions with an average value of 2.09, and the average value of sector occupancy blocks 2.11 and, in the cluster, occupancy blocks 2.07. The overall value perceived as not good (below 3). This perception shows that the community feels disappointed with the role of the government and the developer in the design of existing boundaries. The final perception value is participation, with an overall average value of 1.88.

CONCLUSION

Based on the discussion above, it can be concluded that the presence of real estate has been responded to very positively by the surrounding community, but the relationship dan participation. The relation with the institution is not good because the design of the boundary is more detrimental to them. Their involvement in design has not been well accommodating so that access is closed unilaterally by the developer. Further research is needed to create a more integrated boundary design to be used in real estate, which involves non-real estate parties.

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