

STUDY OF SATISFACTION: OPEN SPACE HOUSING IN THE SOUTH TANGERANG REGION

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Abstract – *Housing is one of the necessities that must be fulfilled by every human being so that in the procurement of housing, the government has issued its own rules and regulations. Human needs are no less important that related to housing is the existence of facilities. One of the important means that needs to be held on housing is to conduct social activities or interaction among citizens. However, developers as providers of commercial houses in private housing have provided open space is also intended as one place for residents to social activities and did not escape the requirements of reforestation. This is what needs to be studied, what the problem really is. This research is designed to find out the extent of the successful use of open space that has been provided by developers in private housing. Hopefully, if the discovery of the response of housing residents can be used as one of thought or consideration for the future for housing providers, to provide open space that can be utilized by the citizens. By evaluating open space user satisfaction on housing, referring to certain variables both from the non-physical and physical side is the method to be done in this research. The location of the research will be conducted in the South Tangerang area where the number of private housing procurement is quite improved.*

Keywords: *housing; private housing; open space; environmental open space.*

INTRODUCTION

Public space is a very important place in a city. Through public spaces, urban communities can interact with each other. Through this space, the community can understand various things about the city and feel the various facilities provided (Manurung, 2018). Public spaces can be provided from small areas on a housing scale, even private housing, for use by its residents.

Housing is one of the basic human needs that must be met. Along with the development of the times, although the shape of the house can be built in various types (horizontal and vertical), housing is still a requirement that cannot be eliminated. Housing growth rates also experienced a significant number. Many of the opening of new land for housing, be it middle to upper-class housing, middle class, and lower middle class. The bloom of residential development in addition to the sharp eyes of developers see the potential of the property market in the region is also due to the high occupancy rate (Tranghanda, 2015).

Public open space is an important space to meet the needs of the community for comfort, relaxation and active activities or passive activities beyond the usual daily activities of society (Carr, Francis, Rivlin, & Stone, 1992). Originally a housing provides open space as a means of socializing residents housing.

Socialization between residents on housing is needed by the residents to get to know each other. This is because human beings are essentially a social beings. So, until whenever socialization must be done by humans, including residents in a single housing, although the housing is a cluster, which is private or closed.



Figure 1. Open Space
Source: (Anggiani, 2017)

One of the facilities provided by developers in private housing is an open space in the form of a garden or a park, which is intended as a means for housing residents to do social interactions. Various forms of open space provided by the developer for its citizens, as a condition of decent housing and also as the fulfillment of the above socialization needs. As stated in Act No. 1 of 2011 on Housing and Settlement Area in article 1 (one) stating that

housing is a collection of houses as part of settlements, both urban and rural, equipped with infrastructure, facilities and public utilities as a result of efforts to fulfill decent housing. In this case, developers as commercial housing providers do have to provide the means for interacting citizens.

Much of what happens today is that people in many housings do not use the means provided by the developer. Conditions on open spaces provided by the developer in order to meet the housing feasibility standards, not as expected. Open spaces are more often in quiet conditions than residents, even though they are in a condition where people usually engage in social interactions, such as in the afternoon or at other times.

The developer, in this case as a housing provider, has provided one of the facilities or open space facilities as determined by government regulations. However, what happens is that residents who have provided these facilities, still do not use these facilities to the fullest. There are still many residents who do socializing activities not in the space that has been provided, but the activities carried out in other areas.

The formulation of the problem in this study is how the level of open space user satisfaction as a means of social interaction on housing residents? What factors affect the satisfaction of open space users as a means of social interaction on housing residents?

LITERATURE

According to the Regulation of the Minister of Public Works Republic of Indonesia No. 05/PRT/M/2008, open space is the spaces within the city or wider area either in the form of area/area or in the form of elongated areas/paths in which its use is more open, essentially without a building. Open space, consisting of green open space and non-green open space. The green open space is an elongated/lane and/or clumped area, with more open use, where plants grow, whether naturally occurring or intentionally planted. Non-green open spaces are open spaces in urban areas that are not included in the green space, in the form of hardened land or water bodies.

Open space is basically made to meet one's human needs as a creature that requires socializing activities (Shaftoe, 2008). The open space should be designed to accommodate one of the necessities of human life in terms of activities that are:

- a. Socialization, like gathering with other humans.

- b. Health, like to get clean air.
- c. Welfare, such as to perform relaxation activities.
- d. Place of learning, in the sense of learning about life.
- e. Tolerance, where space is used equally and maintained equally.
- f. Solidarity, wherein space can be used as a space for the delivery of aspirations.

According to Minister of Public Works Regulation no. 05 / PRT / 2008, Public Open Space has several functions: main functions (intrinsic) such as ecological functions and additional functions (extrinsic).

From several sources that stated the purpose of making open space, it can be said that open space is made with some good goals, namely physical and non-physical objectives. Physical goals are more towards the goals achieved on reforestation and non-physical purposes more to the social and its users.

Open space is divided into two types, namely private open space is the open space belonging to a particular institution or individual use for the limited circle, among others, in the form of gardens or home pages/buildings owned by community/private planted with plants. In this case, an open space located on a private residential estate can be included as a private green open space where only a few people can take advantage of the open space, not everyone can access the green open spaces provided by an institution (see green open space typology according to Ministerial Regulation No.5/PRT/M/2008).

In addition to private open space, there is also an open space public, the open space owned and managed by local governments of cities/districts that are used for the benefit of society in general. Public open space can be anywhere, while the local government provides the open space, there is no special visitor for the open space that has been built.

In the Ministerial Regulation on Open Space, an environmental open space is an open, socially and aesthetically functioning land as a means of recreational activities, education or other activities at the environmental level. The open spaces in this environment, apart from being part of the regional planning, are also a social means for local residents. Garden environment, intended for use by residents in a particular neighborhood that is usually located at a neighborhood level. The open space area for RT scale is a minimum of 250m² and the location of the open space should be within 300 meters of the houses that it will serve. The open

space should also be planted with trees or trees at least 70% - 80% of the area of the open space, the rest can be pavement as a place to conduct the activities of its citizens.

According to Law No. 1 of 2011 on Housing and Settlement Area, housing is a collection of houses as part of settlements, both urban and rural, equipped with public utilities, utilities, and utilities as a result of fulfilling decent housing. There is one thing that must be equipped on housing is a means. Facilities are facilities in a residential environment that serves to support the implementation and development of social, cultural and economic life. Housing is built, several objectives are to support economic, social and cultural development and to ensure the realization of affordable and affordable housing in a healthy, safe, harmonious, organized, planned, integrated, and sustainable.

Any planning in the procurement of open space for citizens must meet certain requirements. It is intended that open spaces that have been built, can use maximum for citizens who will be served by the open space. Some of the good open space criteria (Hariz, 2013) are (Figure 2):

- Easy access, in the sense that open space is easy to be visited by target users. In addition to easy to go, open space should also be easily visible to these residents.
- Interesting to users, in the sense that open space provided is a space that can provide pleasure for the people it serves.
- Comfortable and secure, in the sense that the open space should provide a sense of comfort and security to the citizens to serve.
- Binding the community, in the sense that built public spaces provide meaning and interconnection for the people it serves.



Figure 2. Satisfaction Component of Open Space

Open space in the procurement, leading to the open space can be used optimally by the user, it cannot be separated from the use of elements. Some elements that can be used in open space (Purwanto, 2007) are:

- Soft material is a material used in building open space in the form of soft or soft materials, such as grass, shrubs, and trees.
- Hard material, is a material used to build open space in the form of hard and artificial materials, such as garden lights and children's playing equipment.

To get a good and quality open space, the open space needs to be examined properly. This will later be referred to as a reference for PPS. PPS (Project for Public Space) has found that successful public space has four key qualities: they are accessible; people are engaged in activities there; the space is comfortable and has a good image; and finally, it is a sociable place: one where people meet each other and take people when they come to visit (Nimpuno, 2017).

Public space should fulfill three important aspects, namely responsive, democratic and meaningful. Responsive means that public space must be able to be used for various types of activities and public interests. Democracy means that public space must be utilized by all levels of society without recognizing social, economic and other differences for all forms of physical conditions possessed by humans. Meaning means that public space must have extensive interactions (Pratiwi, Patandianan, & Heryanto, 2015). Even public space on a housing scale should have fulfilled these aspects.

Public space is a public room or spaces that can be used for common purposes, but the time of use is not necessarily used at the same time. Thus, what is meant by shared use is in the context of the "space" (Mulyandari & Bhayusukma, 2015).

OBJECTIVES OF THE RESEARCH

Developers in conducting commercial housing must meet one of the requirements of the ingredients, namely open space. Once provided, naturally, the citizens can use it. This research is aimed to measure the level of open space user satisfaction for private resident residents residing in one cluster of housing and also to know what factors influencing the satisfaction of open space used as a means of social interaction on the resident's housing. This research is expected to be used by housing developers so that in the design of open space

for housing, the area can be used as possible by the residents of their housing. Any open space that has been created, would cost in the procurement. Of course, the cost is expected to be useful for residents of the housing and not a less useful space.

SITE OF RESEARCH

The research will be conducted on one of private housing or commonly called as cluster housing, in the South Tangerang area. The location of South Tangerang is chosen because this area is an area whose housing growth rate is quite high compared to other areas around the outskirts of Jakarta (Figure 3).



Figure 3. Location of the Housing
Source: en.wikivoyage.org

The method to be used in this research is a quantitative research method. Measuring the level of open space user satisfaction in private housing will be calculated based on the results of several questions distributed to residential residents at the study site, in this study will be conducted on private housing Grand Serpong Residence 2, South Tangerang (Figure 4).



Figure 4. Open Space – Grand Serpong Res.
Source: Anggiani, 2017

METHODOLOGY

The method of analysis to be used in this research are descriptive quantitative analysis.

This method is used to measure the level of user satisfaction in the open space available in the housing of citizens, based on the perception of the local people. The data will be analyzed after the researchers get answers to the perceptions of local residents about the use of open space.

Evaluation Method will be used in this research. This method is used to look at some of the requirements that should be in the design of open spaces at the environmental level. The data will be analyzed after the researchers get the data and then will be synchronized with the existing literature review.

The target population in this study is private resident residents in the area of South Tangerang, the residential Grand Serpong Residence 2. All residents residing in the residential Grand Serpong Residence 2 is a population of this study.

Profile of respondents who became the target in this research is with several criteria below:

- A local resident who has lived in the housing for at least 6 (six) months. It is intended that residents in the housing at least have enough familiarity with the situation on the environment where he lived.
- Resident housing that has entered adulthood, ie citizens aged 15 years and over (Clause No. 330 Civil Code, Age 21 years old or already married including adults). This is intended for researchers to get the maximum answer on the use of open space in the housing.

Data collection to be conducted in this research is to collect primary data and secondary data. For primary data, conducted by observing the field and collecting data obtained directly from the responses of housing residents at the location under study. As for the secondary data in this study will be obtained from collecting relevant literature and collect data from parties or agencies related to the research.

RESULT AND DISCUSSION

There is a green open space inside the residential Grand Serpong Residence 2 built by the housing developer. The open space is located in the residential Grand Serpong Residence 2 amounting to 1 (one) environmental open space of about 100 m². Green open space residing in this housing, is a non-natural green open space that functions more to open space as an aesthetic environment, socio-cultural, and ecological.

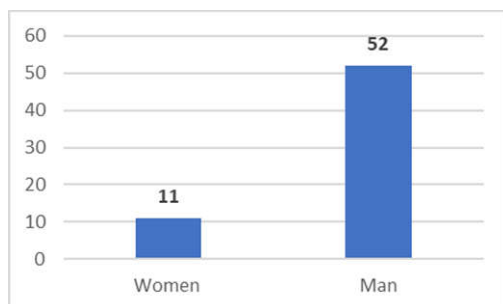


Figure 5. Gender of Respondents

As many as 83% or a number of 52 respondents are male and the number of female respondents as much as 17% or a number of 11 respondents. This can be due to the number of respondents involved in this study obtained by distributing questionnaires to homeowners, where the homeowners in housing here are manifold (Figure 5).

Respondents who fill the housing is in the age category 31 years - 40 years with the number of respondents as much as 46 respondents or as much as 73%. Subsequent residents aged over 51 years of 8 respondents or as much as 13%. The location of the house located in the outskirts of Jakarta and the affordability factor of the economic factors dominate the owner of the aged 31 years - 40 years (Figure 6).

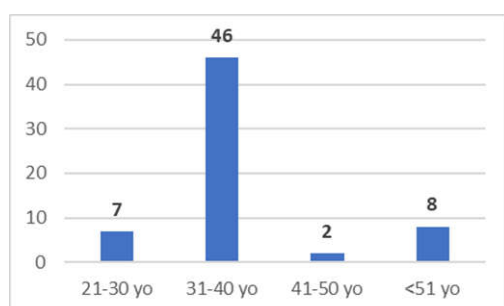


Figure 6. Ages of the Respondents

Housing in Grand Serpong Residence 2 is as much as 81% inhabited by the owner of the house (or as many as 51 respondents). Followed by the residents as much as 11 respondents or as many as 17% who rented in the housing.

A total of 49 respondents or as many as 78%, have occupied the house in residential Grand Serpong Residence 2 for more than 24 months. There are even those who have occupied the housing for 5 years or since the beginning of the first phase of housing development carried out (Figure 7).

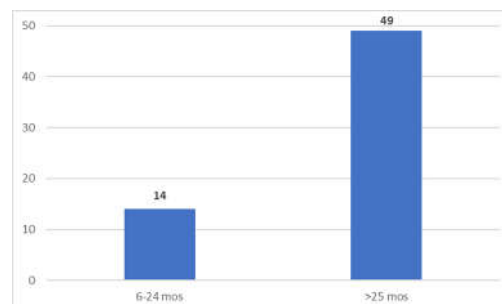


Figure 7. Length of Stays

Accessibility

The level of satisfaction of housing residents in the open space in the resident's housing, for the accessibility of the houses to the residential open space, is quite good and quite comfortable to reach by residents. The condition of the road leading to the residential open space is also in good condition.

The road to the opens space on this housing can be quite good by the respondents, with the number of respondents as much as 28 or as much as 44%. A total of 33 respondents or 52% stated that they strongly agree if the distance from their home to the residential open space in the category of comfortable distance, when heading to the residential open space is not tiring. Respondents strongly agree that the road to the residential open space is in good condition with the number of 35 respondents or as much as 55% (Figure 8).

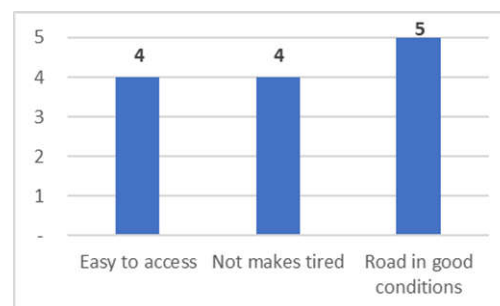


Figure 8. Accessibility Satisfaction

Interest

Many housing residents who do not visit the residential open space, this can be seen from the results of respondents who said rarely visited the residential open space. This can be caused because one of them is the activities that can be done in the residential open space is not much. Residents of housing if it also visited the residential open space is just to socialize with the citizens.

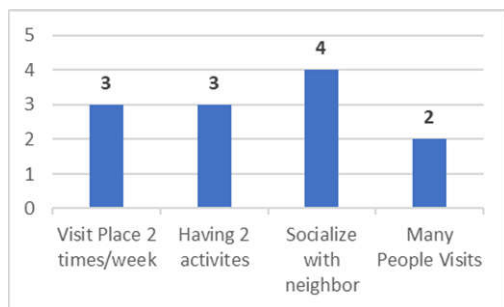


Figure 9. Table of Frequency

A total of 20 respondents or 32% said they did not agree that they visited the open space at least twice a week. A total of 15 respondents or 24% stated that they are less agree if the open space on the housing can accommodate more than two activities there. A total of 28 respondents or 38% stated that they do more social activities in the open space. A total of 24 respondents or 38% stated that they do not agree if the open space on their housing is visited by many inhabitants (Figure 9).

Comfortness

Housing open spaces in less groomed and less clean can be one reason why people rarely visit it. Similarly, the security of the open space, housing residents feel the open space is less secure. While the area of the open space is less large, so less able to accommodate residents of the housing both in terms of physical breadth and activities that can be done on the open space.

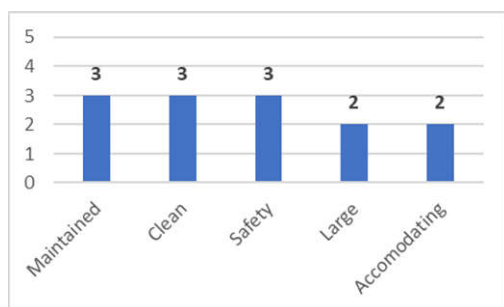


Figure 10. Comfortness

As many as 18 respondents or 29% stated that they agree and disagree the open space on their housing is in well-maintained condition. A total of 19 respondents or 30% stated that they are less amenable if the open space housing in a clean state. A total of 22 respondents or 35% who stated less agree if their residential open space in a safe state. A total of 27 respondents or 43% stated if they disagree that the open space of the housing can accommodate the number of residents in the

housing. A total of 23 respondents or 37% stated if they are less amenable if their residential open space can accommodate the activities of residents of the housing (Figure 10).

Attachment

Residents of the housing can be said to be less tied to the residential open space. This can be seen with the reluctance of housing residents to visit the residential open space when there is free time and also the lack of citizen participation in maintaining the residential open space.

A total of 22 respondents or 35% said if they do not agree to the statement, they are happy to be in the residential open space. A total of 30 respondents or 47% stated that they did not agree that the open space on the housing makes them always want to come to the open space, A total of 18 respondents or 29% said less agree if other residents also participate in caring for open spaces on housing (Figure 11).

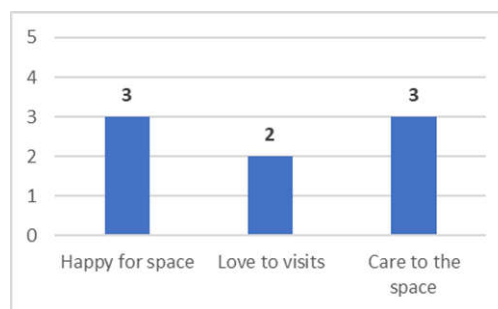


Figure 11. Attachment to the space

CONCLUSION

There is an open space inside the Grand Serpong Residence 2 housing, which the housing was built by the housing developer. The open space is located in the Grand Serpong housing Residence 2 consists of one environmental park with an area of about 100 m2. Green open space in this housing, is a non-natural green open space whose function more to open space as environmental, social, cultural and ecological aesthetics.

The level of satisfaction of residents of the housing in the open space in the residential housing, for accessibility from residents' houses to residential opens space area, is quite good and quite comfortable to be reached by residents. Road conditions to the residential park are also in conditions the good one.

Many residential residents do not visit the open space in its housing, this is the case can be seen from the results of respondents who stated that they rarely visited residential parks. This can

be caused because one of them is activities that can be carried out on there aren't many residential parks. Residents of housing only visit the open space housing is only for socializing with other residents.

Housing opens space in poorly maintained conditions, can become one reason why people rarely visit it. Likewise, with security in the open space, residential residents feel the park is not safe. While broad the park is not big enough, so it cannot accommodate the residents of the housing both in terms of physical breadth and activities that can be done in the open space.

Residents of the housing can be said to be less bound to the residential park. The thing this can be seen with the reluctance of residents to visit parks housing when there is free time and also a lack of citizen participation inside guard the residential park. A housing open spaces should provide the means to engage many residents of housing, such as for children's playground, exercise, or gardening. In addition to the types of activities in the open space that need to be improved, it is also necessary to increase the size of the residential open space. Increased hygiene of residential open spaces needs to be done to get people to do their activities in residential open spaces. Little is needed any improvement of material or garden design so that residential open space become safe to use by a citizen.

ACKNOWLEDGMENT

This research was supported/partially supported by Kementerian Riset, Teknologi dan Pendidikan Tinggi Republik Indonesia fund. We would like to thank our colleagues from Pusat Penelitian Universitas Mercu Buana and Program Studi Arsitektur, who provided insight and expertise that greatly assisted the research.

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