

The Pattern of Inhabiting the Community in Malang Rental Apartments

Meinardhy, Ricky¹; Antariksa²; A. Wicaksono³; and A. M. Nugroho²

¹ Doctoral Program of Environmental Science, Brawijaya University, Malang, Indonesia

² Department of Architecture, Faculty of Engineering, Brawijaya University, Malang, Indonesia

³ Department of Civil Engineering, Faculty of Engineering, Brawijaya University, Malang, Indonesia.

ABSTRACT: *The need for increasing residential residents is faced with the problem of limited land available. Therefore, the concept of vertical housing is believed to provide solutions to maximize narrow land that can accommodate residential needs for many residents. This study aims to: Identify the pattern of habitation in rental flats in Malang City, Identify psychological well-being in inhabiting residents of simple rental apartments in Malang City, and Identify the dominant factors that are able to influence the pattern of habitation in rental flats in Malang City. This research uses a phenomenological approach. In this study, researchers tried to understand the perceptions and behavior of residents of flats and conventional habitable cultures in horizontal dwelling whether it affects behavior in the form of vertical dwellings. This research is a case study conducted in Malang Buring I Flats. The population of this research is the residents of RusunawaBuring I in Kedungkandang Subdistrict located in Malang City. While the samples were taken from several occupants in RusunawaBuring I. Types of data collected in the form of primary data and secondary data. Primary data collection was collected through field surveys, and direct interviews with respondents. Secondary data consists of library and agency data. Library data collection is done by studying theories related to research. The results showed that the pattern of community living in Malang rental flats is divided based on the activities and functions of the community including the activities of workers, residents and managers. In addition, the people who inhabit rental flats in Buring I in Malang are psychologically able to adapt to the new environment with the vertical house. This can be seen based on the few cases of people who do not feel at home and leave the rental apartment. The results also showed that the dominant factor influencing the perception and behavior of the community's housing patterns in Malang City Buring I rental apartments was on social, economic and cultural aspects.*

KEYWORDS: *Rusunawa (Rental Flats), Government Policy, and Inhabited Culture*

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I. INTRODUCTION

The rapid growth in urban areas has resulted in settlement problems accompanied by increased population growth in Malang, so housing and settlement needs have also increased, but this has not been matched by the availability of sufficient land. In addition, the large number of villagers migrating to the city has led to the emergence of slums, both legal and illegal, thus making housing prices expensive and unaffordable for low-income people. This has become a reality that must be faced by big cities in Indonesia, including Malang. Conditions like this make people occupy and build on land near riverbanks and railroad tracks where the area is not suitable for occupancy. The need for increasing residential housing needs is faced with the problem of limited land available. Therefore, the concept of vertical housing is believed to provide a solution to maximize narrow land that can accommodate residential needs for many residents. Law No. 16 of 1985 explains that the development of low-rise apartment buildings aims to meet the needs of the people, especially those on low incomes, increase land use and land use results with due regard to the environment, and meet the needs for other interests for people's lives.

The solution offered by the City of Malang is to overcome this problem by providing vertical settlements with affordable rent payment systems for low-income people. Malang City Government has built 2

(two) rental apartments (rusunawa) in 2012 known as RusunawaBuring I and in 2014 RusunawaBuring II. This Rusunawais located inBuring Village, KedungKandang District. Consists of 2 towers / blocks in RusunawaBuring 1 and 1 tower in RusunawaBuring 2. Several flats have been built, but it is unfortunate that the construction of flats by the government is often carried out without consideration of local environmental conditions and conditions, as well as physical comfort demands. On the other hand, the development of low-cost housing can also have a negative impact. Things to consider include paying attention to the background of the inhabitants of the need to live in the environment, the needs and habits of the physical, social, economic and behavioral habits of the occupants because it will affect the behavior of the occupants creating a comfortable or uncomfortable living environment.

Rental flats (Rusunawa) is one of the government policies in terms of providing decent housing for low-income people in urban areas that are already dense. But unfortunately this approach only looks at the physical aspects, meaning that when the government provides the flats only pay attention to the technical and economic aspects. Whereas on the other hand, the people who will occupy the flats are people who have the habit of living next door with unique and unique socio-cultural behavior and have been formed for a long time. Based on this background, researchers are interested in examining Rusunawa as an alternative housing that is able to sustain the needs of the community related to residence but not only pay attention to its physical aspects. The neighborhood will provide psychological welfare, social welfare, and physical well-being because it shows how the process of thinking, feeling, and what must be done to the problems that exist in the place of residence. The results of this effort are expected to be used as a reference for policy makers both the central government, regional governments, and Rusunawa autonomy managers.

II. MATERIAL AND METHODS

2.1 Literature Review

Flats are multi-storey buildings built in an environment that is divided into functionally structured parts, both in horizontal and vertical directions and are units that can each be owned and used separately, especially for residential areas that are equipped with shared parts, shared objects and shared soil. Flats are divided into:

- a) Flats for sale (Rusunami). Units become the property of residents with certificates of ownership.
- b) Flats for rent (Rusunawa). The units are for rent only. Residents can contract for several years, after the contract period expires can be extended or not. Payment system can be monthly or annually according to the agreement.
- c) Flats for sale and purchase. Usually in the rejuvenation of slums. The old land owner will compensate one, two or more land units in accordance with the land. Even then, they were still subsidized by the government.
- d) Flats for rent. Residents can buy by paying monthly rent up to a number of selling prices.
- e) Flats are small. Residents can buy installments monthly to pay off.

Human behavior is very complex and has a very broad scope. Bloom (1908) an educational psychologist divides behavior into three domains consisting of the cognitive domain, the affective domain and the psychomotor domain. In subsequent developments by education experts and for measurement of results, these three domains are measured from knowledge, attitudes and actions (Quoted from Notoatmodjo, 1993). But in this study researchers only examined the cognitive domain and the psychomotor domain.

Goodenough in Kalangie (1994) argues, that culture is a cognitive system, which is a system consisting of knowledge, beliefs, and values that are in the minds of individual members of society. In other words, culture is in an ideational order. Or, culture is a mental equipment by community members used in the process of orientation, transactions, meetings, formulation, ideas, classification, and interpretation of real social behavior in their society.

Population culture can be interpreted as all human behavior (patterns of behavior) which includes power (creativity, initiative and taste) and activities that connect themselves with the environment, to process and change nature in inhabiting an environment. The behavior is based on an understanding of what is known, thought, and viewed by individuals about the world and the values that are formed and developed in their communities (Sangalang, 2013). Arsyad (1999) there are four roles of local government in development, namely:

- a) Entrepreneur. The regional government is responsible for running a public service business by developing their own business (BUMD) and regional assets must be managed well.
- b) Coordinator. Coordinator in setting policies or proposing strategies for regional development by involving other local government institutions and community components.
- c) Facilitator. Is that local governments can accelerate the development of their regions through the improvement of the behavior or cultural environment of local communities so that good communication can be established between the two.

- d) Stimulator. Local governments can stimulate business creation and development through special measures to influence private investors in their areas

The environment is divided into 2 types, among others:

- 1) Land Use. Land use is any form of human intervention (intervention) on land in order to meet their needs both material and spiritual (Vink, 1975).
- 2) Change in Land Use. Land use change is an increase in land use from one side of use to another followed by a decrease in other types of land use from one time to the next, or changes in the function of a land at different time periods (Wahyunto et al., 2001).

Perception is one of the psychological aspects that are important for humans in responding to the presence of various aspects and symptoms around them. Perception contains a very broad understanding, concerning internal and external. Various experts have provided various definitions of perception, although in principle they contain the same meaning.

Sugihartono et al. (2007) suggested that perception is the ability of the brain to translate stimulus or the process of translating stimulus into human senses. Human perception is that there are differences in viewpoints in sensing. There are those who perceive something as good or positive perceptions or negative perceptions that will affect visible or real human actions.

2.2 Research Location

This research was carried out in a Buring I rental apartment in Malang. The problem of settlements in big cities is manifested as a result of a combination of various factors. The most important factor in the problem of urban settlements is the limited capacity of the city and ongoing population growth. Meeting the needs of shelter, especially for low-income people in big cities is one problem that must be solved. The economic limitations they have become the basis for them to live in slums or squatter settlements. The emergence of slums and squatter settlements in big cities is a big problem. Therefore, one way to solve it is by building flats. The selection of research locations in the Buring I rental flats is based on a variety of reasons, one of which is the Buring I rental flats, the first flats built by the central government with the aim of meeting the housing needs of disadvantaged people. The existence of this apartment has a possibility that it will become a model for Malang City. This is because the city of Malang is increasingly populated by residents both from within the city and migrants. Geographically, the location of research in the District can be seen in Figure 1.

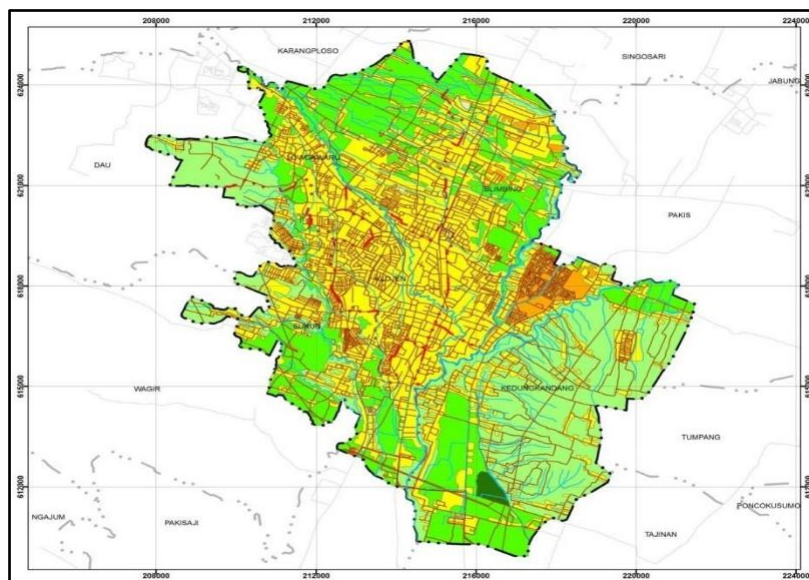


Figure 1. Map of Research Locations Malang City

2.3 Research Method

This research uses a phenomenological approach. Phenomenology is a qualitative research that includes phenomena that are outside of it, such as perceptions, thoughts, willingness, and beliefs about a subject "something" outside of himself (Idrus, 2009). In this study, researchers tried to understand the perceptions and behavior of residents of conventional flats and habitable housing in horizontal dwelling whether it affects behavior in the form of vertical dwelling. This research is a case study conducted in Malang Buring I Flats.

The population of this research is the residents of Rusunawa Buring I in Kedungkandang Subdistrict located in Malang City. While the samples were taken from several occupants in Rusunawa Buring I. This study

involved several government stakeholders as a research sample in the process of analyzing habitable behavior of residents of Rusunawa Buring I. The selected stakeholders in this study were stakeholders who later gave their opinions for an analysis of the conditions and characteristics of Rusunawa Buring I and its inhabitants.

The type of data collected is primary data and secondary data. Primary data collection was collected through field surveys, and direct interviews with respondents. Interviews were conducted using tools such as questionnaires and recording devices. Secondary data consists of library and agency data. Library data collection is done by studying theories related to research.

2.4 Data Analysis

Analysis of habitable patterns using favorite mapping analysis based on user behavior in utilizing space in each residential and public facilities in flats. Analysis of characteristics using descriptive analysis used to determine physical characteristics, occupant characteristics, patterns of utilization based on user behavior in utilizing space in each residential and public facilities in flats. The analytical method in this study used qualitative analysis which is useful to infer the results obtained from quantitative analysis. Qualitative data is data in the form of information, a description in the form of prose language, then associated with other data with quantitative analysis. The data obtained in the form of primary data and secondary data are then processed and analyzed, primary data in the form of community satisfaction data in inhabiting rental flats in Malang that are influenced by social, cultural, economic aspects and there is a connection with government policy in a questionnaire and in-depth interviews with community, processed by multivariate regression analysis with SEM method. SEM is used in this study to determine the factors that influence community satisfaction in inhabiting rental flats so that the community's welfare can be known psychologically.

This study uses an ecological approach with the theme of the analysis being human behavior-environment. This study uses a combined method approach that is a combination of qualitative and quantitative approaches. The combined method strategy used is congruent triangulation, where qualitative and quantitative data are collected at one time.

III. RESULTS AND DISCUSSION

3.1 Residential Patterns in Rental Flats

Since the beginning of inhabiting, some residents of these flats also began to exchange with certain changes such as arranging their respective residential units (private territories). In this adaptation, there are also those who begin to open their territorial units by placing personal items or consisting of marking elements in semi-public spaces or public spaces of flats.

When residents have certain territorial claims as their territory, they will participate with approval or responsibility and include and verify territories. Identify the territories in the flats, look for formations that result from adaptation and adjustment activities which are then summarized according to the territorial pattern. From the nine identified territories, look for the formation resulting from adaptation and adjustment activities which are then summarized in accordance with the territorial pattern. there are seven categories that occur in the corridor, which is a semi-public area and is the most common location of occupant expansion. Two other types of territory are in public areas such as open spaces or in parking areas that are marked by the use of fences or other boundaries that use ownership connections (Widjil, 2012).

- a) Type A. Territorial pattern that utilizes one side of the long corridor to minimize disruption to other residents who wish to access the other flat areas. This pattern is the most common area in the Buring I flats, which is generally applied by the placement of household equipment such as chairs, clotheslines, benches, bale-bale, tables, and others. The placement of personal goods is in line with the fact that the hallway is the most favorite space for almost all occupants' activities and for some other activities, this corridor is the main opportunity to support the residents who live.
- b) Type B. This is identified by the presence of signage elements that are on the outside of the corridor (the edge of the wall), so that the physical semi-public area around it is not disturbed. This pattern is the second most common example of territory in a low-rise apartment. This place is generally used as a sun area, canopy, and sun screen or rain water jellies. This canopy and screen to avoid droplets of clothesline from the floor above. This type of utilization is caused by an inadequate drying ability in public homes.
- c) Type C. Characteristics of type C territorial patterns place the marking elements on three sides of the semipublic space so that they form the letter U and are generally found in the housing unit at the end of the corridor at 8.54%.
- d) Type D. More moderate pattern is type D by only using both sides of the corridor so that the center can be accessed for circulation. Some territories apply this pattern not only to place furniture but also to trade goods, therefore access is an important and very necessary factor in this type of region.
- e) Type E. Is a form of extreme territorial patterns, namely control of the semipublic area by using fences or doors which at any time can restrict access or circulation in the hallway. This signage material is functioned

according to the needs of their owners. Placement of signage, such as a door, will have an impact on territory users who are 'behind' the access gate. This seems to reinforce the placement of signage as regional recognition. Some inhabitants form territories with this pattern. The reason for its application is aimed at preventing the noise of passers-by, privacy, security, as a barrier for children's safety against stairs or other safety issues. Typical reasons as also reported in other studies

- f) Type F. Territorial Mastery is identified by placing strategic signs such as in front of the main stairs. There are around 4.88% of the area of this type. some residents use this area as a space of interaction given its strategic position in the connecting area and easily accessible from each floor in the apartment. The signage element in this arena is included in the category of private or group property. The sign elements are household items, cabinets, benches, or sales stands for trading activities because the location of this area is a vertical circulation center so that it is naturally attractive for trading activities.
- g) Type G. Territorial patterns, the majority are in public areas such as open space, parking spaces and communal rooms. The characteristic of this pattern is placing signage elements in the form of private goods randomly in the area of empty space in public and semipublic spaces and is not expected to disturb other residents. This type is mostly used by small-scale entrepreneurs or residents who work at home such as craftsmen, grocery sellers, food vendors, scavengers who store their goods in areas that can be controlled or households that need a wider area to store certain items such as communal rooms. Some form public territories like this. Working models at home are usually prohibited in many low-income community housing regulations regarding the use of public space. A similar phenomenon was also found elsewhere.
- h) Type H. Territorial pattern resembles the characteristics and location of the C territorial pattern, with the strengthening of the territorial mastery in the form of a mini gate. This type has the most extreme level of domination among other regions. There are as many as 4.88% of the samples with signage placement characteristics that are almost like territory C. The ownership mark of the territory is done in the form of a small gate, where this indirectly confirms the strong ownership or area identity, giving a sense of security for its users. The H territorial pattern is the most extreme type, which is the mastery of the semipublic area by using a fence at any time by closing the circulation corridor access. Around 3.66% of the sample area, type H gives more dominance strength (compare with type E) by placing additional sign doors or fence to limit circulation access in the corridor. Being in the middle of the corridor, this type of area separates the corridor into several sections, restricting public access and interaction to other neighboring groups so that it can lead to anti-social behavior. The semipublic area dominance is explained by the placement of personal items such as home goods stairs, trash cans, flowerpots, pets, or clotheslines in the corridor.

Based on the results of a survey of the formed territorial patterns indicated in the form of symbols or placement of objects, revealed that the secondary region, namely the hallway, became the main object of the expansion of the region with various patterns. The rational reason for occupants is only because of their proximity to the housing unit and is considered part of the private territory. This makes the territory vulnerable to modification by residents who live nearby. This is in line with several cases of housing unit facade modification. Conversely, although the main staircase and the emergency staircase are also located near housing units, it is not flexible enough for residents to be modified considering its main function as circulation access. This place is only sometimes used as a temporary drying area. From unstructured interviews, the study revealed the motive for expanding areas carried out by individuals or groups based on residents' need for space to accommodate their daily activities. This reasoning is also supported by a tolerant attitude among the population, which mostly comes from the same socio-economic background. In some special cases, there are public territories which are fully controlled by individuals, and for reasons of privacy and security the area is given permanent fence boundaries and gates.

Based on the results of research on the territory of public and semi-public spaces in Rusunawa, there has been a change in territory due to various reasons such as space requirements, occupant background, the existence of occupants and so on. different based on the use and markers that are given. Corridor is the semipublic area with the largest utilization, being the main target of territorial expansion because it is located in the area closest to the residential area. In reality the process of utilizing public and semipublic space is not a problem for most of the residents and mutual understanding, because of kinship, the similarity of the character of its inhabitants and the closeness of fellow residents.

3.2 Psychological Welfare in Settling the Flats

Simple Rental Flats (Rusunawa) are considered capable of providing appropriate solutions to the high demand for decent housing for the middle to lower economic community. However, the development of low-cost housing can also cause negative impacts, both related to the physical quality of housing and social interaction in it, including the impacts on psychological well-being in inhabiting the residents of low-cost housing. Several studies that have been done previously show that inadequate low-cost housing infrastructure causes productivity and daily work activities of residents to decrease. In addition, the quality of residential space

that is insufficient to meet the needs of residents occupies an impact on psychological development that is not good, even it also has an impact on social conflicts between residents. Psychological well-being is one of the topics of research. Based on the results of the classification of types of users and functions, it is known that the activities that occur in the users of simple rental apartments. The pattern of inhabiting flats consists of the main user patterns, among others, the activities of residents and managers. Activities for residents consist of workers who are single and in pairs and who are married (already have children).

The functions that will be accommodated in the design of these simple rental apartments are grouped according to the type of activity that occurs. In accordance with the purpose of designing simple rental flats described above, namely as an alternative housing for industrial workers and will provide facilities in the form of public services and special services. Public services in flats are to support joint activities for residents. Whereas special services are for individual activities of residents as residential dwellings according to the number of families who will inhabit flats. Activities that are accommodated include individuals (rest) and groups (interaction, commerce, management, and service). From the existence of these activities the function can be classified into three parts, namely:

- (a) Primary function, as individual dwellings for workers to rest and gather. The main functions include housing units consisting of:
 - single unit, a residence intended for workers who are not married and want to live alone
 - couple unit, housing intended for married workers, in this case only husband and wife couples
 - family unit, a residence intended for husband and wife who are married, have a minimum of two children
 - suites unit, a residence for single workers that can be inhabited by one person or more than 4 with shared sleeping and shared facilities
- (b) Secondary function, this function includes activities that facilitate the residents to gather together in a joint building unit. Inside there are also service activities which include sports facilities, religious facilities and health clinics.
- (c) Tertiary functions, activities aimed at improving the economy of residents who come from the lower middle class, namely by establishing business units in the form of shops or cooperatives.

Simple rental apartment buildings are provided for people who do not yet have proper housing and low-income people. Facilities provided by the manager in each residential area (Sarusunawa) are one bedroom, living room, bathroom and toilet, kitchen, and a place for drying clothes. Other facilities that are shared, namely, clean water, electricity, prayer rooms, motorcycle parking, meeting rooms and fire extinguishers.

Table 1. Facilities obtained by residentsofFlats

Main Facilities	Support Facilities	Facilities Management	Service Facilities
Bedroom	Stall / place effort	Technical Room	Occupant Parking (Motorcycle and bicycle)
Living room	Medical Center / health	Building Treatment Room	Parking manager (Motorcycle, car)
The dining room	Mosque	Multipurpose Room	Visitor / guest parking (Motorcycle, car, bicycle)
Bathroom	Sports and Open Facilities space	Management Room	-
Dry Place clothes	-	-	-
Kitchen	-	-	-

Source: Buring I Flats, 2019.

In accordancewiththe laws and regulations governing flats that have been updated and ratified, namely Law Number 20 of 2011 concerning Flats (UURS). That everyone has the right to live in physical and spiritual prosperity, to live, and to get a good and healthy living environment, which is a basic human need, and which has a very strategic role in shaping the character and personality of the nation as an effort to develop a complete, human Indonesian self, independent, and productive. Problems faced, the inability of low-income people to get decent and affordable housing and meet environmental standards of settlements due to lack of access to obtain information. The lack of complete infrastructure means that the city's slums cannot yet be completed. Lack of supervision during the construction, maintenance, and guarantee of building resilience so that damage and leakage often occur which results in inconvenience of residents. The government's goal in the construction of low-cost housing is to provide facilities to low-income people, do not have adequate housing, and people who inhabit illegal houses in the city of Malang. So that it is expected to reduce slums in thecityof Malang.

3.3 Factors That Influence the Patterns of Rented Flats

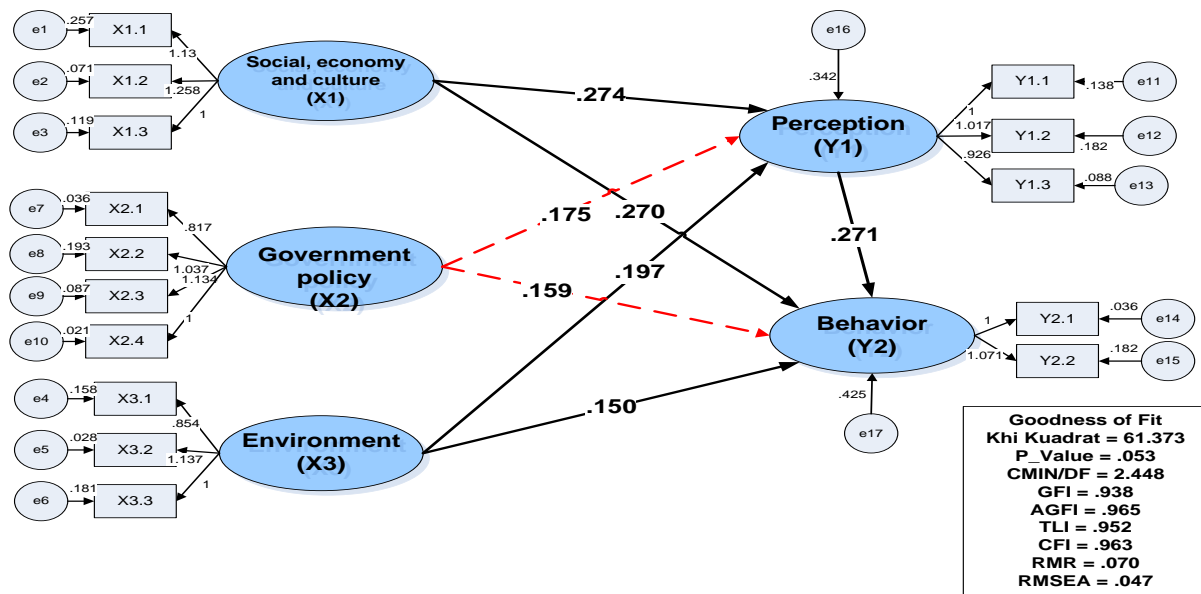


Figure 2. Line Diagram Result of SEM Analysis

Based on the results of SEM analysis, a model with a GFI value of 0.938 was obtained, which is included in a good model so that based on these results it can be said that the model of management of the housing culture of rental rental in Malang is feasible to be developed. Based on the results of SEM analysis that has been done, in detail it appears that the coefficient of influence of exogenous variables on endogenous variables in each variable explains the magnitude of the effect coefficient. One of them shows the coefficient of influence of exogenous variables on endogenous variables. The biggest perception is from the Social, Economic and Cultural variables that is equal to 0.274. While the coefficient of influence of the exogenous variables on the endogenous variables the biggest behavior is also from the Socioeconomic and Cultural variables of 0.270.

Based on the results obtained by using the SEM, it can be seen that after the formation of an appropriate model in the pattern of inhabited flats in Malang. In the pattern of inhabiting rental flats in Malang, it takes public awareness of their social, economic and cultural conditions so that community participation in occupying rental flats is getting better organized. Malang is a city that has a high awareness of the community in social, economic and cultural aspects, but there are still a number of people who deliberately use their authority to do things that are not supposed to, so as to create an unhealthy environment.

IV. CONCLUSION

Based on the results of observations at the research location, it was found that the pattern of inhabitation of the people in Malang rental flats is divided based on the activities and functions of the community, including the activities of workers, residents and managers. People who live in rental flats in Buring I in Malang are psychologically able to adapt to the new environment with the vertical house. This can be seen based on the few cases of people who do not feel at home and leave the rental flats. The dominant factor that influences the perception and behavior of the community's habitable patterns in the Buring I rental apartment in Malang is on the social, economic and cultural aspects.

V. RECOMMENDATIONS

The City Government of Malang, through the related department, can encourage people who have low economic conditions to participate in the pattern of inhabiting the flats. The existence of rental flats can provide a change for the better in terms of poverty alleviation so that it is feasible to be developed.

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