

Preservation of Kampung Luar Batang, Sunda Kelapa, North Jakarta

A Challenge to Redevelop a Slum Area as an Architectural Heritage

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Introduction

Jakarta - as maybe judged from developments in the life of its community – is the seat of the Indonesian Government and the centre of trade and services as well as a cultural and tourist centre, whose residents, for a large percentage, consist of workers living in *kampungs*, which physical conditions such as roads, water-supply network, housing, etc. has not yet comply with normal requirements. The term “*kampung*” had arose around the year 1840, from the Dutch colonial period, which indicated the housing settlements of the local people.¹ Nowadays it is more to describe the settlements of the low-income people.

At this moment, more than half of the total population of Jakarta are living in kampungs. To say the least, the physical conditions in the kampungs have to be improved as an incentive for the inhabitants to advance their productivity and as a means to create an adequate atmosphere for development activities. For this reason, the Jakarta City Administration has been engaged in endeavours to improve conditions in the kampungs since the first year (1969 - 1970) of the City's Five Year Development Plan.

The administration is fully aware of its inability to improve conditions in the kampungs at one go in all parts of the city. In hence of this program, a decree had been issued in 1993 by the DKI Jakarta Governor, which consists of a policy that has been launched and formalized by aiming on preservation of the historically important and interesting kampungs, which one of them is kampung Luar Batang. This kampung is located in the northern part of Jakarta, near the old harbour of Sunda Kelapa.

Kampung Luar Batang is a slum area which is very deteriorated, and was densely populated, where the houses were in very bad conditions, while the environmental conditions of the area did not meet any regulation and standards in this field of government interest. Also improvement of the physical conditions like houses, canals, drainage system, greenery etc. in the kampung is absolutely needed.

The interesting part of why this specific kampung had been chosen to be redevelop and preserve as an architectural heritage is because of its historical background, this area had been a settlement for the workers in the harbour and the fishermen since the 17th century, and since the Government of DKI Jakarta had issued a decree to preserve historical areas, this settlement deserves to be put into attention.²

For the reasons mentioned above, this paper for the preservation and redevelopement of kampung Luar Batang was written. The project had captured my attention due to its challenging force, if in the future it could succeed to become a really preserved historical settlement area which could also become an attractive

1 Harun, Ismet B., et al. 1991. *Rumah Tradisional Betawi*. Cultural Agency of DKI Jakarta

2 Local Government of DKI Jakarta, Building Planning & Conservation Agency. *The Jakarta's Governor Decree, No.120/1993*

touristic site to visit, despite the facts that at the moment there is a lot of things that needs to be done in order to change this slum area into a promising historical place that is worth to visit. Hopefully with the help from international or local NGO's that could finance this interesting project by redeveloping this kampung, and through the participation of many actors that should be involved in this project, this preservation project could add the list of one of the city's interesting architectural heritage.

Background

Brief History of Jakarta

The history of Jakarta dates back to at least the 14th century with the development of small settlements growing at the mouth of the Ciliwung River called Sunda Kelapa, a port for the inland of Pajajaran Kingdom. The Sunda Kelapa harbour was the most important port in the Kingdom of Pajajaran; a number of goods were exported such as tamarind, pepper, rice, vegetables, fruits etc. Ships coming from as far as China, India, Persia, Arabia, other South Asian countries and different parts of the Indonesian Archipelago dropped anchor at this thriving harbour town.³

Today, Jakarta's skyline is covered by modern high-rise buildings. With a current population of more than 20 million inhabitants, Jakarta has undergone a dramatic growth. It has been the centre of the nation's industrial, political and cultural life. The quality of life and the general welfare have improved considerable with the city's fast pace of development. But not all of the inhabitants gain profit from the development. Many people still live under poverty level. They live in such unhealthy environment, heavy polluted, lack of clean water, and very deteriorated houses. One of these areas is kampung Luar Batang.



Figure 1: Painting of the old Sunda Kelapa harbour, 1650, painted by Cl. De Jonghe in Amsterdam (Source: A. Heuken SJ, *Tempat-tempat Bersejarah di Jakarta* , 1997)

Kampung Luar Batang

The area of kampung Luar Batang covers 9,5 Ha, and has a population of 8.693 people (1.738 houses), according to the 1995 census, with the annual growth of 2,4 % per year, and in the year 2005 is predicted to increase to 10.780 people (2.156 houses). In 1995 the density was 559 people /Ha, whilst the prediction for 2005 will be around 684 people/Ha.⁴

Most of the inhabitants are working in the nearby located industrial areas or in the Sunda Kelapa harbour. The urban pattern exists of small and winding streets in a rectangular grid. The kampung represents specific and various kampung architecture, small scale and built up of different materials and different expressions of architecture. The spontaneous urban growth pattern of narrow and winding roads together with the specific form of some old houses become a very original example of the kampung settlements in Indonesia.

3 Djafar, Hasan. 1995. *Archeology of Jakarta*. The History & Museum Agency of DKI Jakarta

4 -----, 1994. *Kecamatan Penjarangan Dalam Angka 1994*, Office of Statistics/ BPS North Jakarta

As one of the oldest kampung in Jakarta, there is an added value in the historical part of it due to where the rather important old mosque had been located. Al Idrus Mosque had been built in 1739, and is situated in the northern part of the kampung. The famous Al Idrus Mosque is known to be a very sacred place for many people, and until today the mosque and kampung Luar Batang seems to belong together. The community living in kampung Luar Batang and the kampung's environment are the historical roots of the mosque. So, if the kampung disappears, the mosque will also lose its traditional religious events and rituals.



Figure 2: Site Plan Map of Kampung Luar Batang (Source: Bram Peperzak, Why Not? A Proposal for the Redevelopment of Kampung Luar Batang, 1997.)

Problem Statement

Kampung Luar Batang seems to be always facing a dilemma with the transformation of Jakarta as the capital city of Indonesia, which growth is expanding like a sprawling giant metropolitan. This area had grown to become more and more strategic and highly added value, due to the development plan of the Jakarta Waterfront City. If this gigantic plan could be realized, it means that 2700 Ha of reclamation land will be developed along the 32 km of Jakarta's bay, it will be a huge scale project for the importance of commercial needs.⁵

In terms of this future plan development, the Government of DKI Jakarta will be facing many difficulties and challenge in their plans to preserve the kampung Luar Batang area as one of the oldest historical kampung in Jakarta, especially if they can not change the characteristic of this high dense, deteriorated slum area. The future development of the Waterfront City will create a high impact for the Sunda Kelapa area, and the kampung Luar Batang in particular. By being a very strategic and valuable area, many investors have very good reasons to purchase the land in kampung Luar Batang due to the potential and promising opportunity of the development of the surroundings.

At the moment, piece by piece the land of this historical slum area had been bought by the private developers that has a different point of interest in dealing with the Governments decree for preserving this area, due to their future plans to redevelop this area into a commercial development such as big hotels, luxurious apartments/ condominiums. So far, 5 Ha of land had been bought by developers on the west and northern part of this area.

Preservation effort for this area has also dilemmatic problems with the inhabitants itself, due to their low standards of living which are mostly under poverty level, besides the lack of understanding the meaning of how important it is to preserve their environment for the benefit of their future. Throughout these years, the attempt to preserve the area by the Government is more of a *top down* model, which results in decrees, regulations, building permits, etc. which is not quite understandable for the low-income people. Qualifications of the housing that needs to be preserved is

⁵ Information obtained from the Jakarta Waterfront Strategy, Rebirth of Jakarta Proposed Strategy, prepared by Planning Workshop International, P.T.Puncak Wawasan Indah, May 1994



Figure 3: Contrast development, the slum and the high-rise apartment building

still not clear, and the inhabitants needs to be guided and involved in the preservation action.

Another main problem faced by the kampung's environment condition is the yearly flood because this area is one meter under the sea level. Also the lack of adequate infrastructure and facilities, the high risk of fire cause and the dirty and unhealthy condition of the environment, all adds up the problem for the Government in dealing with the preservation of kampung Luar Batang.

How can we keep the existence of kampung Luar Batang as a historical area, but still as a residential area? How do we free it from land buying by the developers? How could this kampung socially and physically increase the quality of the environment, so that all this effort could be worthwhile to preserve as one of the city's interesting touristic attraction?

Actors and Strategies in the Past

Efforts in the Past to Preserve Kampung Luar Batang

Three years before the decree of preservation had been issued in 1993 by the DKI Jakarta Governor, an Integrated Urban Community Development (IUCD) Project was started. This project was mostly socio-economic oriented. It ended in 1996, and the results were very positive.⁶

In tune with the effort to preserve the area of kampung Luar Batang through the IUCD Project by trying to achieve the social and economical part, a study had been proposed by the Department of Architecture, University of Trisakti in 1996, touching the architectural part of the settlements in this kampung.

In order to achieve a better solution for the preservation of kampung Luar Batang in the future, it is interesting to look back on what has been done all these years through the efforts of different actors in their involvement to preserve this area. And from so many actors involved in this project, the IUCD project and the recent study from the University of Trisakti was considered the most important to evaluate for the future development of kampung Luar Batang.

• **The Integrated Urban Community Development (IUCD) Project⁷**

IUCD Project was formulated and was implemented in kampung Luar Batang between the years 1988 to 1996. This was executed by PT Spektra Matrika Indah, a consulting firm in Jakarta, which had received fund by a German Foundation (BORDA Foundation), and had been supported by the Government of DKI Jakarta, through its Building Planning & Conservation Agency.

The main reason why such an IUCD Project was implemented was because kampung Luar Batang had been found in a rather bad physical and social condition in the year 1989. It was such a dirty deteriorated slum area, which was densely populated, lacking of clean water, and not much of public toilets, and garbage disposed everywhere in the site.

⁶ Peperzak, Bram 1997. *Why not? A Proposal for the Development of Kampung Luar Batang*, PT Spektra Matrika Indah, Jakarta.

⁷ Information obtained from the Final Report of the IUCD Project, 1996.



Figure 4: The environment quality of the kampung

The IUCD Project aimed at promoting the self-confidence of the people of kampung Luar Batang to solve their poverty and low social-welfare problems. It had performed a variety of programs that assisted the people in earning new or additional family income and improving the social environment of the area. The programs that improved the social welfare are such as reducing the crime rate by organizing the youths females and males, improving the people's access to local government offices, improving their land status, which all this had resulted in improving their desire to remain staying in kampung Luar Batang.

The achievement of the IUCD Project in kampung Luar Batang those years was considered a success. Many family incomes had increased, and the people had better confidence in dealing with government officials and bank officers. The people already know how to make complaints in accordance with the procedures when they face problems, particularly relating to land. And last but not least, physically the slum look of kampung Luar Batang decreased, though has not completely overcome.

- **The DKI Jakarta's Governor Decree, No.120/ 1993**

This decree had declared that kampung Luar Batang was considered to be a preserved kampung. One of the contents of this decree was that an expansion of the Sunda Kelapa harbour as a touristic area was to be extended to 9,60 Ha, including the kampung Luar Batang area. In spite of this decree, a developer had bought already a part of the kampung and has plans to develop it for hotels, apartments, etc.

- **Governor's Decree No. 475/ 1993**

This decree consists of a list of the historical buildings in DKI Jakarta that should be preserved as cultural heritage of the city. One of the buildings on the list was the mosque of kampung Luar Batang and the sacred cemetery of Syeh Sayid Husein Abubakar Al-Idrus who died in 1756, and since the mosque is located in kampung Luar Batang, the whole area should be preserved.

- **Physical Plan by "Seniwono Maulana Architects", in 1988**

The physical plan concept that had been proposed by this firm, is more towards the concept of a cultural environment, the needs to preserve the architectural heritage of a maritime settlements, developing the tourism aspect, and in line with the city planning program.

The strategy that had been proposed by this consultant was how to define regulations that could improve the social status of its people, and providing professionals/ guidance in giving information and training to the people, providing facilities, housing improvement and creating a better environment for the inhabitants.

- **Physical Plan by PT Spektra Matrika Indah in cooperation with the Building Planning & Conservation Agency DKI Jakarta, in 1995**

This had been a study which had resulted in designing a plan in a contextual matter, that is more of the act on how to preserve the cultural and historical value of kampung Luar Batang. The idea was how to improve a physical plan with the above context, that could be approved by the community, the developer and the Government of DKI Jakarta.

- **The study by the University of Trisakti, on the request of the Government of DKI Jakarta, 1996**

This study was more of designing a modification of the old traditional houses of the *Betawi Pesisiran* that has unique ornaments and designing the new plans for the houses that needs to be renovated. This study was related to the request of the Governor of Jakarta in line with the decree no. 120/ 1993.

The approach of this study was more of touching the housing designs through the aspects of sociology and cultural, anthropology in particular. The purpose was to keep the characteristic value of the traditional architecture of the *Betawi Pesisiran*, which was the main ethnic group that have been living in this kampung since the 17th century.

What Could be Done?

For the Community

By looking back at what actually has been done in the past, we learn that not all of the efforts had been a success for the community. There should be a continuously assistance, probably from an NGO in helping the community to improve their living conditions.

It is maybe important to consider continuing or implementing a new IUCD Project again. Since they had ended the project in 1996, the situation in kampung Luar Batang began to become worse again. It seems that it is very difficult for the people to manage their lives alone. The support of such a socio-economic IUCD Project was, and actually is, absolutely necessary to let the people and their kampung to survive. The people of the kampung should be involved in the development of their environment as a preservation area, and although the existence of this kampung is being protected, it does not mean that this area could not expand and be productive.

The most important thing is to change the mentality of the people in order to improve the living conditions of the people themselves, try to create a life style within themselves by maybe promoting “a clean and healthy environment”, apart from what the actual program from the government is by preserving this area as a historical site.

Hopefully, after the people of kampung Luar Batang have succeeded in improving their clean and healthy neighbourhood as part as their daily lives, then they will be more prepared in adapting the new life style of either living in a preserved area or in a touristic site.

Tourism/ Socio-Economic Development

What is lack in this effort is the development for tourism object. One of the main objectivity from the government in preserving this area was to maintain it as a historical site for tourism, due to the facts that the old harbour of Sunda Kelapa had been one of the tourism object of Jakarta, and kampung Luar Batang is considered a part of the old harbour, but so far none of these efforts had indicated that something has been done.

To develop this area as a preservation area, and the possibility to become an interesting tourist object, many things actually could be done, such as creating an atmosphere for the attraction of tourist, maybe through giving the community training on developing their skills to increase their income that in a way also could be a benefit for the people visiting this unique kampung. Such skills could be in handicrafts, art work, traditional dances, anything that could make this kampung very special, and make the kampung worth to visit for foreign tourist as well as domestic people. But one thing should not be forgotten, that is, not to turn the kampung into a “zoo”, the people should be able to live a normal life, without having a feeling that they are being exploited, being “objects”, an object to see, to become an experiment or a pilot project for the benefit of the government.

The quality of socio-cultural aspects could be also increased by accommodating the social activities and cultural art, especially of those from the Betawi people as the main ethnic group of the Jakartans.

Upgrading the Environment

By means of preservation, kampung Luar Batang needs to be redeveloped to protect its existence, and this could be achieved by increasing its functional quality, through upgrading the environment, maintaining the visual and cultural social character. This kampung should be able to keep its cultural value as an architectural heritage, by always being “*a kampung within the urban environment*”⁸.

If we look at the physical area of kampung Luar Batang, nothing could be seen attractive besides the old mosque. This old mosque had once been renovated. In general, there are no facilities that could support the kampung as an interesting place to visit, there is no parking facilities, no restaurants/ cafes nor accommodation, boat marina, no tourist information office, no adequate bridge to cross from the fish market.



Figure 5: The bridge to cross from the fish market

In fact there is even no effort to keep the kampung in a clean and healthy environment. What can be seen so far, is just a dirty slum neighbourhood of low - income people.

Also improvement of the physical conditions such as the dwellings, the canals, drainage system, garbage disposal, greenery open space, etc. in this kampung is absolutely needed. All this could be achieved by doing a “*gotong-royong*”⁹ work among the inhabitants. Through this “*gotong-royong*”, the community could work together in cleaning their environment, free from garbage waste, human excrement, cleaning the clogged ditches, keeping the canals free from garbage, building public toilets, rebuilding their houses together, etc. etc. but they need to be guided towards the feeling of sense belonging in order to keep their environment as clean and as healthy as possible.

The functional quality should be planned so that at least 80 % of the land-use will remain for housing area including the facilities, and the rest could be developed as commercial areas. The sacred mosque and cemetery that had survived since the 17th century could be interesting to be the centre of the preservation area. The existing street patterns and the hierarchy of the streets should be kept as it is, though it is always possible to widen the streets in some area which is needed most, and as far as it does not ruin the significant of the existing streets, a new street could always be planned. The intensity of this development should be taken carefully into consideration as to keep the image of the environment as still a “*kampung*”.

The quality of the environment should be increased by gradually building supporting facilities for tourism in kampung Luar Batang, as far as it does not destroy the significant value of the cultural heritage, and if possible instead, it could increase the importance of this cultural value, and also develop the infrastructure for the inhabitants. In order to create a comfortable living area within this kampung, it is important to take into consideration, plans for small open spaces in some areas, so

8 Helly, Lucia P. 1998. *Konservasi Kampung Luar Batang, Sunda Kelapa*. A Master's Thesis, Magister Program in Architecture, ITB, Bandung

9 “*gotong-royong*” is one of the traditional way among the Indonesians, by means of working together, helping each other in a communal way that benefits for all of the people in a small community

that the people can experience a more comfortable environment, with a good circulation for fresh air, besides this open space could be a place where people could gather and socialize with one another. The trees grown in this environment should be able to resemble the area as a coastal area, such as coconut trees, or palm trees. The potential view of the off shore, the old harbour with traditional boats, should be well kept and not being blocked by other tall buildings or objects. Buildings within this kampung should be adapted with the tropical climate, and the local cultural environment.

Upgrading of the Housing

Proposals for modification of the houses should be taken into consideration, not just end up as a study. If the Government could promote the studies to international NGO's, maybe there would be an opportunity to find funds to help the people of kampung Luar Batang to upgrade their houses according to the studies that have been done by the university. In 1990, 50 % of all the houses in kampung Luar Batang were non-permanent; this means that the houses are build of not durable materials like wood.¹⁰ Part of the IUCD Project was the improvement of several houses, and also teaching the people on how to improve their houses by themselves, but however, since most of the people are living under poverty level, it is difficult to expect them to build or renovate their place according to the Government's standard. The people have no choice but to accept what is given to them, because most of them are just renters, they do not own the dwellings, so they do not care less in the project for upgrading of their dwellings. They should be given technical assistance, and information on how their future settlements would be like as a tourism object, besides as a historical and high value cultural heritage.

Different studies should be developed, apart from the modification of their dwellings. Studies that could involve more active participation of the inhabitants, not only in terms of redeveloping their environment, but also to give them access to easy loans and credits in order to be able to renovate their dwellings according to the standards that had been planned by the government.

Housing to be preserved could be limited in the area where the mosque and the sacred cemetery are located. Improvements of the traditional dwellings could be proposed by maybe keeping the facade of the house and only renovate the inside of the house.



Figure 6: Existing houses with the traditional elements

But actually most of the houses still have the basic concept of the traditional pattern on how they divide the interior space, that is the front part which is the porch/terrace, the middle part which is the bedrooms and the living, and the back part which is the cooking area. Nowadays, they tend to add the bathroom/ toilet in this back part of the house.

10 Peperzak, Bram. 1997. *Why not? A Proposal for the Development of Kampung Luar Batang*, PT Spektra Matrika Indah, Jakarta

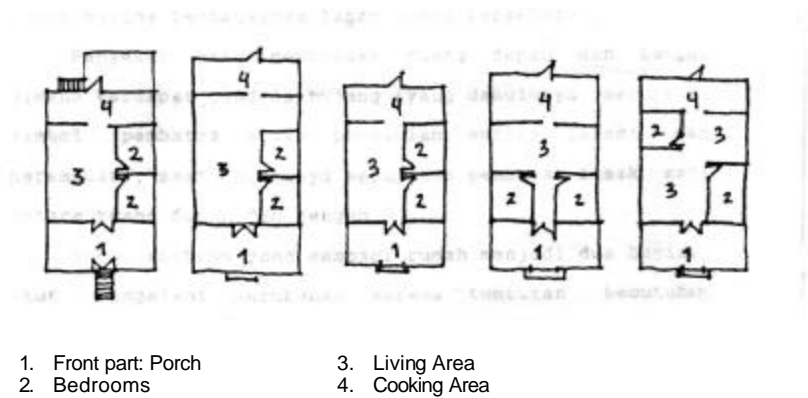


Figure 7: Various Plans of the Traditional Houses of the Betawi people, with the basic concept plan.¹¹

At the moment the existence of new dwellings in kampung Luar Batang without the traditional characteristics of the Betawi Pesisiran have become more and more dominant. This indicates that the community's awareness about cultural value and tradition had slowly start to dissolve through time, and this means that it quickens the process of disappearance of the Betawi traditional architecture which is the main reason to preserve this area of kampung Luar Batang. Most of the houses in kampung Luar Batang nowadays have a common design like elsewhere, only 12 % that still remains with the specific characteristic ornament in some parts of the house, such as the staircase of the porch, the ventilation, the wooden plank under the roofing edge, etc.

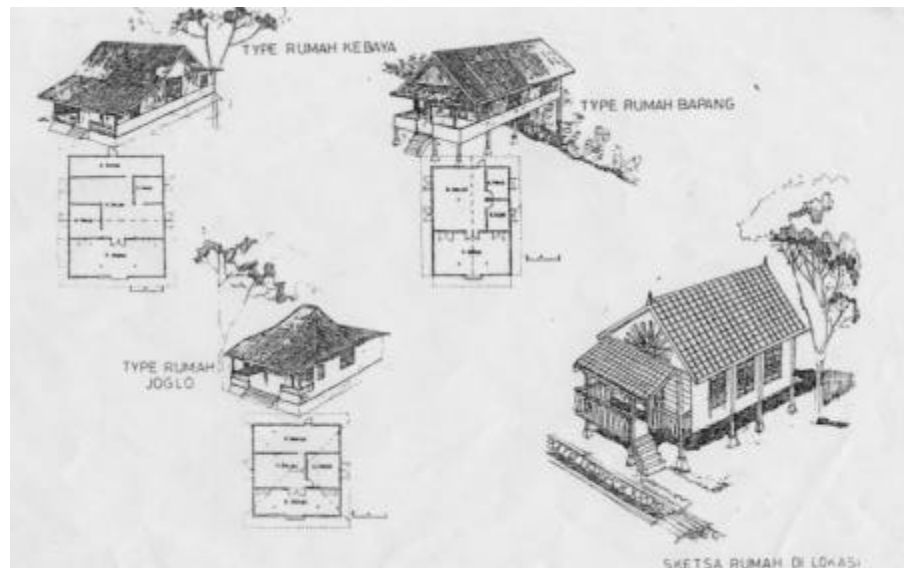


Figure 8: Sketches of the Existing Traditional Houses in kampung Luar Batang (Source: The Modification of the Traditional Housing of the Betawi Pesisiran)

The visual quality should have a specific aesthetic look, which could create the strong characteristic of the physical form of a kampung, and in detail the old houses that still survived from centuries ago could be a model for the other houses that needs to be renovated. Housing ornaments from the old days could be redesigned and copied then apply on the modification houses to strengthen the cultural value. This kampung should also be able to maintain and preserve the buildings/ housings within the environment through a classification of preservation, e.g. preservation class A, class B, class C, etc.

¹¹ Information obtained from the study of the University of Trisakti.



Figure 9: Some of the ornaments that still exists

If these very few houses could be well preserved, it could add up to the cultural value of the sacred old mosque which is 257 years old, and it could be proposed that this area of the mosque should be the focal point of preservation.

To anticipate the population growth in the coming 10 – 20 years, there should be restriction regulations in building new houses or buildings in this kampung. Should a family needs to extend their house, it is recommended only to extend vertically maximum two stories high, and not horizontally, as far as the additional space does not destroy the significant attribute of the cultural means of kampung Luar Batang. In this matter, the traditional way of still keeping an area for a garden could still be maintained.

It should be considered developing an overall Master Plan for the whole area of kampung Luar Batang. This requires a long period of time and much more actors to be involved in the project, due to the large area of 9,5 Ha, with more than 2000 dwellings predicted in the year 2005. This stage needs to be studied in a more wider scale, and will need to do a thoroughly research in what is best for a preservation housing area in which most of the inhabitants are low -income people.

Who Will Do What?

How will it be possible to finance, develop and construct the preservation development of kampung Luar Batang? Upgrading of a slum area to become an architectural heritage on a national level is not an easy task; it requires the participation of a wide range of actors from both public and private sectors. The main goal of all the actors involved in the preservation is to establish a good solid cooperation team consisted of representatives from the government, developers of the surrounding area, the community of Luar Batang itself, establishing a new foundation to finance the project, the architects and constructors who will develop the area, and the NGO's to develop the socio-economic program. This framework needs to be an integrated plan; all actors need to feel that they belong to one another, and that the project will not succeed without a solid participation from all the actors involved.

The Foundation

This actor holds a very important role in this project, because it should be the main facilitator for the actors. It should host people from the public sector, private sector as well as the NGO's. The foundation should be able to manage all aspects of the redevelopment of the kampung Luar Batang, including finding private investors that would be interested in funding the project, or looking for financial resources from international agencies, etc.

The Building Planning & Conservation Agency, DKI Jakarta

The Governor's decree is the most important document to preserve kampung Luar Batang. This will be the basic policy to integrate with different actors from different disciplines throughout the development of the preservation project. The decree should be followed by specific regulations and laws for the buildings and infrastructure within the kampung, such as restrictions for building heights, percentage of open spaces, limiting the commercial area, limitation width of the streets, etc

The Tourism Agency, DKI Jakarta

Since this Agency is still under the same government's authority, it is expected that it could function the coordination through the point of view of the tourism sector. The Agency should be able to guidance the people of Luar Batang on how to develop their community as a historical preservation area which could be an attractive place to visit for the tourist industry.

The Ministry of Tourism

This actor represents the authority of the central government. It should be able to promote the historical sites of Jakarta in a wider scale, and help the Government of DKI Jakarta to find international support to redevelop the area, besides supporting the needs to preserve a specific area as a touristic site.

The Private Sector

The architects and constructors are the main actors that are responsible for the redevelopment of the whole project, in terms of designing the site plan, renovating the building, planning facilities, building infrastructure, etc. These actors need to have a strong partnership in order to have an integrated plan. And in this case the architects, through the architects association (Indonesian Institute of Architects) could be a pusher for the government to preserve such important historical area as an architectural heritage.

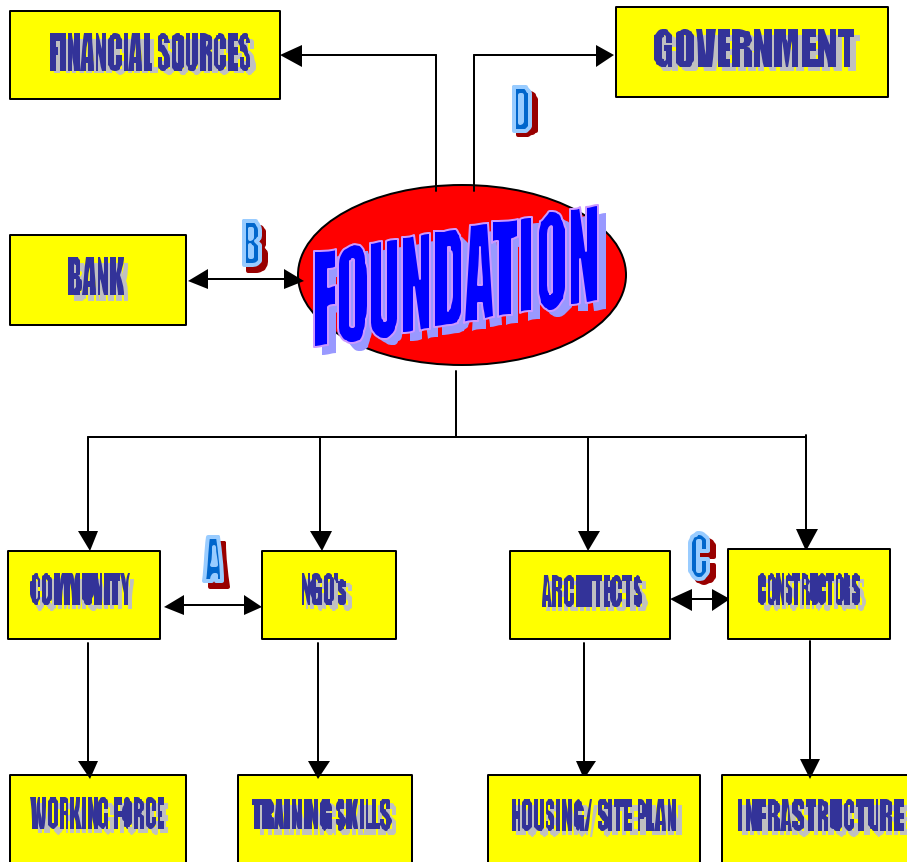
The Community

The first goal for the community is to have a better living environment. The community had become the centre of attention for the whole redevelopment of the preserved kampung, but how will they participate in this whole project? There should be an NGO such as the IUCD project in the past that could give trainings to upgrade their skills, and information on how to keep their environment clean and healthy, because if the target is to make a settlement for a touristic place, then keeping the environment clean is one important solution. Community participation at all levels is fundamental, and the community has the greatest role to play in the development of their settlement. Lack of their involvement lessens success chances of community projects. Full participation by the community helps in better understanding and appreciating the project while also creating a sense of responsibility of the people and therefore making the project sustainable.

The NGOs & other International Agencies

The role of the NGOs is more to improve the socio-economic condition of the community. In line with the governments program to preserve the area and to develop it into a tourism place, the community needs to be mentally prepared for the dramatically change in their future lifestyle. Changing an environment from slum area to become a national scale historical area is not only a matter of changing the physical part of the kampung, the people will automatically face a future shock, and this means a psychological impact on their behaviour. Through the role of NGO's, it is hoped that they could be involved directly with the people of kampung Luar Batang, in improving their skills, promoting self help, preparing their mental attitude, etc.

The Actors in Link



- A Interaction between the community and the socio-economic program
- B Negotiations for the financial aspects between the foundation, the bank and the financial source
- C Architects and Constructors develop the projects in partnership
- D Government through DKI Jakarta gives permits, land tenureship documents and legislation

Conclusions & Recommendations

If kampung Luar Batang could manage to at least keep their environment clean, this could be a positive point for the people visiting the site, whether they are local people or the foreign tourists. Especially for foreigners, they enjoy seeking something different by exploring other culture, and this traditional life in the kampung could be very attractive for them to see and be with. Tourist are mostly interested in cultural heritage of a nation, and in kampung Luar Batang they could experienced all this in one place, such as the sacred old mosque, the architecture of the old traditional Betawi houses, the winding streets, small scale dwellings, etc. For this reason, actually the development of the kampung for the purpose of preservation could be chosen to just some parts of the area, which is really worth to preserve for the first step, and not to redevelop the whole area, so in this way the kampung does not have to loose its character as a low-income old settlement.

Maybe by just developing the small harbour, the canals, opening little souvenir shops and cafes, keeping the environment always clean, it could improve the average income of the people and gradually also improve the quality of the environment.

Options could be proposed for how the redevelopment of kampung Luar Batang will be financed. It could be subsidized from external organization and the government, or an option to use part of the present kampung for cross subsidize.

The task to preserve an area which houses more of the low-income group in this matter is indeed not an easy one. Demolishing part of the area that is very

deteriorated could be a big problem for the inhabitants, because most likely the families will find it difficult to find the same or better quality of house outside of kampung Luar Batang. This is due to the low-income nature of these people, the higher price of rent or the unaffordable state to purchase a house in the new place of stay if they have to move from this area. And this is also caused by the low selling price of present houses resided by the families.

Another difficult point is the fact that it seems to be a problem for the community to manage the kampung by themselves. The IUCD Project had achieved a lot of good results in the past, but not all projects were sustainable, especially the re-greening project, cleaning the canals and the garbage collection system at this moment are less improved, and not well organized as at the end of the IUCD Project. But however, in general, the average income, the skills they learned, and some of the public toilets are still there, though not well maintained.

As a recommendation, there are some aspects that need to be considered if further studies are going to be implemented in the preservation of kampung Luar Batang.

- The Governor's Decree is the most important document to preserve the area of kampung Luar Batang. They should really take into account the consequences of this decree, and not easily change the policy, due to other benefits.
- A strong foundation should be established, who would coordinate and execute the proposed redevelopment of kampung Luar Batang, which represents the officials from the central government as well as the local government, professionals from related associations, such as architects from the Indonesian Institute of Architects, historian, tourism association etc., and last but not least, the community as the main user, they are the main reason why this whole project should be started.
- A cooperation team should also be established, which consists the representatives of the government, the foundation, the developers in the surrounding area, the community of Luar Batang, and other relevant actors, in order to have an integrated cooperation team work.
- The private sector could play an important role in developing the preserved area of kampung Luar Batang, not only through the opportunities of a joint venture project with foreign companies, but also with local investors.
- The Ministry of Tourism should play a more active role in order to help the local government in developing the area as a cultural heritage, in the sense of an attractive place for the tourism site of Jakarta.
- Participation of the inhabitants as the user should be more involved during the planning stage, decision-making, implementation, and even throughout the management stages.
- Housing needs should be put more into consideration, its improvement should not only benefit the inhabitants, but also the visual aesthetic quality of the whole project.
- Modification of dwellings through the traditional looks should be limited, by means of not creating a monotone environment of the same housing pattern.
- Houses that are to be preserved should fulfil the qualifications such as very old houses in terms of age, keeping the traditional architecture characteristics of the Betawi Pesisiran, it should be owned by a person who has influence and respected by the society, it should be accessible for public and quite near from the mosque.
- Infrastructure improvement must be a priority for the central government due to its poor condition, which would be an obstacle for further developments.
- Improving the skills of the people should be worked out continuously, so they could always increase their income from time to time.

Kampung Luar Batang has grown to become an interesting but complex case study. Though it could take a relatively long time to continue this study, many more things could be studied, researched and evaluated in order to do further development for this area. All the evaluation results could be a first step guidance for further research to deepen the criteria of a best solution to preserve kampung Luar Batang.

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