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Bandarharjo Housing, Urban Renewal And Community Development project *Indonesia*

Best Practice

New for 2002

Categories:

Economic Development:

- cooperative opportunities
- enterprise development (formal and informal sectors)
- entrepreneurialship
- investment development
- micro-credit
- training

Infrastructure, Communications, Transportation:

- communication and media
- energy use, conservation and production
- safe water provision
- sanitation
- transportation and mobility
- waste-management and treatment

Housing:

- access to housing finance
- affordable housing
- construction industry
- eco-logical design
- homelessness
- land tenure and security

Level of Activity: City/Town

Ecosystem: Tropical/Sub-Tropical

Summary

Bandarharjo village is located in the north of Semarang regency, where the rejuvenating target area involves a population of $\hat{A}\pm 19.000$ inhabitants with a planned area width of 53 Ha. Bandarharjo Housing, Urban Renewal and Community Development in general has the following development goal:

a. Poverty reduction through the development of community housing asset, economic asset and socio-cultural asset (TRI BINA).

b. Urban slum elimination.

The rejuvenating objectives are to create healthy housing through a comprehensive community development approach. From the beginning; this project is designed to develop the community to reach it. Wiswakharman Consultant tries hard to involve the community to become active in the participation process, which starts from the identification of the problem, formulation of the vision and mission, planning, designing, programming, budgeting, as well as supervising the physical building process. This process has given way to the grassroots group to become a learned _ community group, and without their knowledge they have become an active community in helping themselves.

II. Important Meetings (5 Meetings)

The building of the area through Bandarharjo housing urban renewal was carried out through a hundred meetings with the community and stake holders involved in the day and night time schedule. A number of decisive discussions included:

- a. A groups discussion with the city of Semarang official that was held to decide the types and magnitude of intervention and economic development, socio-cultural development, and especially the housing and infrastructure development.
- b. Formally the decision of Bandarharjo location for urban renewal was discussed with the parliament of Semarang city and was formalized by the Major's budget of 1998 / 1999 through Semarang Urban Development Programme's physical building, infrastructure, social and economy's facility.
- c. A number of plenary meetings in deciding names, committee members, rules, authority and responsibilities, programme and plan of CBO's action, 8 CBO's were establishment according the interest of the community was also done. In it the community `s agreement of not asking for a replacement for the area used because the land was affected by the project, and their activeness in the supervision process were also discussed.
- d. The self-evaluation community meeting of the changing condition of the facility and environment's physical condition and the effect of the social_ economic changes of the community was written up in the community self-evaluation document of July 5th, 1999.
- e. One night in April 1999, Andy Siswanto (Team Leader) as the representative of the community asked for an agreement and received an oral commitment from Sutrisno Suharto, The Major, to give more than 30 Ha of the inner city land tenure regulation of Bandarharjo squatter community.

Narrative

Before the rejuvenating project started, Bandarharjo was known as a slum and isolated area with a number of problems faced from the housing condition, housing environment, economic and socio-cultural conditions. Among others the problems were about:

a. Housing problems

1. The status of illegal land
2. The condition of continued sinking land, thus the community had to prepare routine funds to elevate the house.
3. As many as 1.322 housing units were in a temporary condition of not being liable for living.
4. The housing pattern was not well arranged, the land layout was disorganized, and the density was above 80% and the occupation of more than one family in a housing unit.

b. Housing environment condition problem

1. The very much distressed condition of the environment and infrastructure
2. The area located under the sea level made the area suffer from frequent floods
3. The unclear drainage system, the condition of the wrecked sewers, the un-smooth water flow that was not taken care of
4. The un-availability of garbage disposal system, which affected the community to throw away garbage to the drainage system and empty land.
5. The drainage system as a place to discard faces had become a culture
6. The road hierarchy was unclear that the layout of the housings become unorganized, the condition of the road that become narrow, the unavailability of solid packing materials and roads which were often muddy because of everyday flood.
7. The isolated area, difficult and expensive transportation facility because it had no access to other regions and not integrated with the city's road.
8. The difficulty of obtaining clean water, the water company's service of only 5%, the following of 20% of arteries water from private companies and 75% from buying, rain water and swamp water.
9. The level of water pollution, river and high swampy areas were because of the garbage disposal and sanitations that were not organized well.

c. Economic Problems

1. The isolate environment of the economic condition, business relations with the outside world was limited and the business relations was lone.
2. The percentage of poverty was $\hat{\pm}$ 90%
3. The community's economic activity which dealt with the informal sector work 90% as laborers and 10% work in the formal sector as fisherman, craftsmen and factory employees
4. The inaccessibility or having no relationship with financial institutions.
5. The deficiency of business activities which were difficult to develop because of limited access.

d. Socio-Cultural Problems

1. The outer community's perception of the Bandarharjo inhabitants as ill-fated people and an envelope of criminals made them difficult to obtain jobs because private companies and the government were afraid and do not trust them.
2. The many social deviations such as the usual gambling, drinking and doping activities.
3. The condition of the employed community that were at the marginal line because their skills were limited.
4. The low education, apathetic teenagers, and many unattended children.

IV. Priority Decision

Priority was made by meeting the real needs of the community with the readiness and ability of the government to help Bandarharjo community. This process was carried out especially from year 1996 to 1998.

The priority was proposed by the community with the consultant as facilitators, went through a self-community survey process "causa _ model" analysis was used to identify the root and secondary of problems and resources availability. By combining the two findings mentioned, the community continued with the formulation of the vision, mission and building programme priority that were realistic, attainable, affordable and manageable for the community and other stakeholders. To make it manageable, a formation and usage of the CBO's in continue was done by employing motivators for the social, economic and building of house activities.

A. ECONOMIC DEVELOPMENT PROGRAM

The handling of the programme priority included:

a. KSM Pancangsari:

Type of business : the making of automobile chairs, bottle carriers, chairs, egg carries

Location : RW III / Bantaran Kali Semarang at the south edge of Jl. Arteri

No. of Craftsmen : $\hat{A}\pm$ 45 Craftsmen

Turnover : 1 _ 10 million

The development was carried out in the following ways :

1. Utilization the organization structure of the committee and work plan programme
2. Development of association / partnerships the partnership relationship dealt with the consultant as facilitators in developing business are among others with:
 - $\hat{A}\cdot$ BPR Artha Kaliwungu in capitalization
 - $\hat{A}\cdot$ Deperindag (Department of Industry and Commerce) of Semarang Country in training and business improvement and marketing.

3. Business Development

The development of making automobile chairs or seats industry and bottle containers are done with following methods:

- $\hat{A}\cdot$ Product diversification
- $\hat{A}\cdot$ Availability of standardized materials
- $\hat{A}\cdot$ Capitalization
- $\hat{A}\cdot$ Marketing
- $\hat{A}\cdot$ Equipment assistance

b. KSM KOPIN

Type of business : Fish processing (Mangut "cooked" fish, salted fish, fresh fish)

Location : RW II / Bantaran Kali Semarang southern edge of Jl. Arteri

No.of Craftsmen : $\hat{A}\pm$ 70 Craftsmen

Turnover : 100 thousand _ 1 million

The development was carried out in the following ways:

1. Reorganization of the management

- $\hat{A}\cdot$ Fish cooperative group (KOPIN _ Koperasi Pengrajin Ikan)
- $\hat{A}\cdot$ Bandarharjo women farmers group organization

2. Development of Partnership

The partnership relationship built in developing the fish processing industry dealt with:

Â· Relevant institutions / agency

Industry and commerce agency of Semarang country

- Program coordination
- Improvement and training

Â· Fishery agency of Semarang Country

- Reorganization and Bandarharjo women farmers organization improvement programme
- The coordination of the building of the fish processing design facility
- Capitalization

Â· Cooperative regional office of Semarang Country

- Cooperative reorganization (KOPIN)
- Re-data of members
- KOPIN improvement

Â· Private

Advantageous cooperative between KOPIN and BPD of Central Java and its partnership.

Â· University

The Diponegoro University's Faculty of Fishery in Semarang (commencing from December 1996) through the improvement of smoking fish technology of adding a blower on chimneys used manpower.

Â· Business development

The development of fish processing business.

Carried out through

- Â· Availability of standardized materials
- Â· Product diversification
- Â· Marketing
- . Capitalization

3. Development of Society's Economy/ Investing

Industry development was focused on industries / potential business activities through :

a. Automobile Seat Industry and Containers

The product diversification of making a ready made seat from that which was only making the seat structure. The addition of this product was followed by the alternative of providing cheap standardized / basic materials and marketing improvement (local and some sold outside the area where business prospects seems good).

b. Recycling of Plastic and Steel

Collectors of plastic and steel in Bandarharjo area widen the business so more materials could be stocked. With the help of the marketing management, besides fulfilling the inner city's needs some were also sold to fulfill out-of-town customers (Surabaya, Jakarta).

c. Partnership Development to Finance Department / private, institution

Access to finance department, private, institution gave substantial effects to the business activity development.

4. Training

a. Cooking activities for PKK housewives by making use of local materials such as fish products that need processing became food that has economic and additional value. With this training / cooking activity the housewives involved in Bandarharjo Village's PKK could make use of their spare time and basic material i.e. fish to be processed as "otak-otak bandeng" food which has an economic value.

b. Training for the fathers and teenagers such as making pavement and "batako" bricks where in the meantime is absorbed

in micro projects and paving industry of Bandarharjo Village.

c. Business training, among others are :

1). Automobile seat industry and Container

From the training held by the Department of Industry and Commerce up to now shows that the craftsmen have managed to develop their business with a product diversification of making ready made seats from the original business of making the seat structures.

2). Recycling of Plastic and Steel

With the help the marketing management, besides fulfilling the inner-city's needs, the collectors could also sell it to their out-of-town customers (Surabaya, Jakarta).

5. Cooperative Opportunity

The establishment of a cooperative consisted of the rejuvenation / arrangement of cooperatives in Bandarharjo, i.e. KOPIN and KSU Melati

a. KOPIN (Koperasi Pengrajin Ikan)

Type of business : Fish processing cooperative (mangut "cooked" fish, salted fish ,fresh fish)

Location : RW II / Bantaran Kali Semarang southern edge of Jl. Arteri

No. of members : $\hat{A}\pm$ 70 craftsmen

Organizer : Village, KOPIN organizer, LKMD

b. KSU Melati

Type of business : Various Business

Location : RW II

No. of members : $\hat{A}\pm$ 70 members

Organizer : Village, KSU organizers, LKMD, Cooperative Department Regional Office.

6. Small Credit

The consultant developed a member of alternatives for community's access to capitalization / business credit and management through BPR Gunung Kawi Semarang to more or less 75 small businessmen / stalls dispersed in RW II and RW V area. With this credit small businessmen could add their stock / develop their business to add more profits. Up to now BKM has been established to roll the funding from P2KP programme.

B. DEVELOPMENT OF FACILITY AND INFRASTRUCTURE PROGRAMME

1. Micro Project

It becomes the beginning of a direct physical activity to involve the community in the planning process, carrying out and maintenance. The location area was decided based on the readiness of the community which involved 3 things, i.e. :

- a. Community's agreement
- b. Self-help support
- c. GSB (Building border line) specification

The location choice i.e., Jl. Lodan III area, implementation February _ May 1996 include the following activities :

- a. The planting of trees (greenery) for the 360 m length road and the establishment of gardens
- b. Healthy house renovation
- c. The paving of the 360 m length road and 2 x 360 m drainage production
- d. Operation and maintenance

From the Micro Project done by the conscious community through the self-help developed with the improvement of the environment, i.e. the positioning of street lights and garbage bins in their own houses, it was hoped that Lodan III area will continue to develop towards the whole area of Bandarharjo.

2. Meeting Building and Sightseeing Tower

The unavailability of infrastructures such as a meeting building for the Bandarharjo community became the background of the need of the building at the time. The planning process commenced with a discussion with the community and the

socialization of the plan established the people's agreement. The building was also used for flood victims that happened every year. The building built by Cite Kara in 1994 and given to the people rapidly developed its function for the economic development of the community into the form of a cooperative or BKM programme P2KP. Whereas, the second floor was used as a place for teaching-learning activities (TKBM), i.e. for the education of "keajaaran A" A package which already graduated 134 students and 74 students from B package to eliminate illiteracy. The sightseeing tower was used as a central land mark for the society's activity and at the same time an arena to observe the area's physical development.

3. Greenery Movement

On the 5th of July 1999 when the World Bank Executive's Directors visited the area, the housewives of PKK Bandarharjo created a Greenery Movement as the realization of an ASRI (safe, healthy, shady, beautiful) housing. The PKK housewife's movement started from each house with plants in pots, flowers in vases involved other activities such as :

- a. Building fences by planting decoration plants in pots
- b. Planting "ketapang" trees at the sides of wide roads
- c. The establishment of open space land for plants (Lodan III)
- d. Realization of greenery agreement at waterfronts, markets, libraries, flats, bridges, etc.
- e. Availability of seedlings and plant decision by the Plantation Agency and private companies involved (PT. Jorum, YSS, Astral, ROTARI).
- f. The growing of seedlings by the PKK women
- g. Building group buys seedlings
- h. Location decision by the group
- i. The building and committee for sowing were assisted by the Plantation Agency
- j. Organization and maintenance were done by the household and KSM.
- k. Selling fund used for maintenance and getting additional seedlings.

4. The Building of Cramping Traditional Market

The traditional market activities for daily needs were performed on streets, there was no area for trading and selling because the place were muddy and dirty, so a semi permanent building that makes use of the closed alley which was directed towards the new inner, a developed site of RW 4's Cramping traditional market was then built.

- a. The building's area is 1.100 m²
- b. It functions as a long, large market building, for street vendors, active plaza, place for facilities and management
- c. It is a business place for selling meat, vegetables, fruit, spices, household goods, snacks and traditional food, daily needs and clothing

This traditional market is now managed by the village especially in the cleaning and retributioning. Actually, the building was to use an area of 3000 m² but there was a problem with the freeing of some land.

5. Workshop building for Automobile Seat Craftsmen.

Actually the plan for building the workshop has been the craftsmen's needs in increasing their productions capacity because the condition of the workshop is also their own house. The goals of building the workshop is to :

- a. Tie the spreading craftsmen of the street into one located area
- b. Situating the automobile seat business in a respectable place for development
- c. Increase the productivity of the craftsmen by increasing their services

6. Smoking and Drying of Fish

There were a lot of people skilled to smoke and dry fish, however, at that time the activity was located in the middle of the dense populated area that its pollution disturbed the housing activities, so it was decided to move the location.

- a. Location / area is along the river bank of Bandarharjo, Semarang.
- b. Designs are made for smoking houses with chimneys
- c. Programme of Rooms

1). Smoking fish:

- Â· Place to clean (the fish community) 300 m²
- Â· Place for fish waste 15 m²
- Â· Carports 2 units
- Â· Water hydrant 2 unit

2). Drying fish

- Â· Open space for drying 23 units

- Â· Washing fish 40 m2 (1 unit)
- Â· Salted space 40 m2 (1 unit)
- Â· Waste space 8 m2 (1 unit)
- Â· Manager 80 m2
- Â· Half-dry fish storage room 60 m2
- Â· Dry cleaning of fish 28 m2
- Â· Bathroom / toilet 3 unit @ 1,5 x 1,5 m2
- Â· Drying space for nets 6 units 16 m in length
- Â· Flour processing space 40 m2
- . Loading-unloading 20 m2
- Â· Dry fish storage room 180 m2

7. Drainage System Area Building
8. Building of Accessible Roads
9. Handling of Garbage and Sanitation

The handling of garbage or rubbish and sanitation is a difficult effort because the community was not concerned with them. The program deals with two sectors :

- a. Making a garbage disposal system by involving the RT and RW community
- b. Building garbage tins through self-help groups, 12 carriages and garbage dumps in 7 locations
- c. Building toilets 6 units

10. Clean water

Clean water usage taken from the water surface was definitely not possible because the water smells and the colour was yellow. In addition, Semarang's water company's service was limited because Bandarharjo area was not covered, so the air supply had to come from inside the area by:

- a) Building artesis wells at 2 points for 56 KK (households).
- b) Repairing the water tower, which had a capacity of 25 m2 and providing a building fund to produce a water system with a 470 m length PVC pipes.
- c) Building hydrants for the public at 4 appointed sites
- d) Developing a community group, which manages the operation and maintenance of clean water infrastructure.

C. Housing Development Programme

1. Land Ownership

Because the land status still belonged to Pelindo Housing Agency, the community feared that they would be moved out. This affected the developer who became uncertain and felt not wanted, and embarrassed because he was regarded as a wild developer building on top of Pelindo's land.

The legalization process became the priority programme:

a. Community Management

The status was given to the community in 2 steps:

- 1) Participation building process phase, i.e. had a management authority (to use the building) at the sea harbour. This authority was given to the community collectively and was proposed to the local government, whereby the local government then wrote up an MoU with the sea harbour officials regarding the land usage in the name of the community (this was done with a plan of a certain period for renewal).
- 2) Post building phase, i.e. through the distribution of land ownership certificates to participative communities. This phase included the post building of houses (through the agreement between the local government and the community) and post realization agreement towards the housing development guideline and participation in the widening of roads and tree planting programme.

b. Compensation towards those who rent (private investors)

The use of land that investors rent, would be organized between harbour housing complex and the local government.

2. Building of Flats (Phase I)

The building of flats in Bandarharjo as an effort to handle land problems was to have it built vertically. On the ground floor it was planned to have an economic facility as many as 43 kiosk that were built with a scale of a normal household size, i.e. 2x 3 m2/ kiosk. The types of business activity held in the location could be daily trading, opening photography studios,

photocopy service and book store. In this first phase, 97 units of the housing type 36 and 27 were built by the Directorate of Cipta Karya.

The development of the economic facility with a household scale was planned to be at the ground floor of the flats. Based on the community's agreement the building were to be built with a kiosk design, however, in reality the government decided to built them with a "los" design (one long selling place with only a roof top above, thus, without walls) have made the failure of the programme because it was not supported by the community. Recently, the community used a rent system, the maintenance, the cleaning and water supply are managed by the group developed by the community themselves.

3. Building of Flats (Phase II)

In anticipation of the need of land because many homes were affected by infrastructure like the building of roads and drainage system that the need for building houses became larger, a second phase of building Bandarharjo housing complex was necessary so as an effort to limit the land problem, the housing complex was planned to be built horizontally.

In the building of the second phase of flats, a partnership was established between the government and the national housing agency. It involved 2 housing blocks that consisted of 283 units of housing type 27. The ground floor was planned for community activities.

At the moment, the clean water management and building maintenance is done with a self-help system from the society through self-help groups established by the society themselves.

4. Small Credit Scheme

Credit Usage:

- Â· Cost of certificate process
- Â· Repair of house and yard, not building a new house
- Â· Repair and establish "inner house" infrastructure Repair of house environment

With the following consideration:

- Â· Construction feasibility, healthy, attractive,, clean and comfortable
- Â· Organization

- Basically it was a group work
- The group plan was based on the needs of each household
- Self _ assessment
- The fund cycle was organized within the group
- Easy interest to recycle within the group
- Administration expenses was only for the smoothness of the organization or group's work activity

The building/renovation of house through the rolling of funds was basically a group work, whereby:

- Â· The community was expected to help themselves under the coordination of the house sinking group
- Â· The rolling of funds were still in the area of the groups and were actually used for the building /renovation of houses.
- Â· The community can organize the funding management with a light responsibility
- Â· The sinking house group coordinated 50% of the fund loan of KSM materials for construction materials (cement, sand, brick, etc.) and 50% of loan was allocated for the finishing expenses (paint, ceramic, etc.)

The target for the rolling fund were:

- Â· Self _ help housing development
- Â· Organization development capacity
- Â· Building the community's capacity with technical counselling, training, discussion and counseling the management of the rolling fund.
- Â· Promoting the community's participation and realizing the building as the community's responsibility in supporting the rolling fund activity.
- Â· Establishing an active building group that can work together with the government and banks.
- Â· The establishment of a partnership pattern that can involve stakeholders
- Â· Delegating the credit organization management to the society through existing groups

Whereas, the activity of the rolling fund target groups were as follows:

- Â· The sinking house that were physically unreliable because of nature's condition, i.e. sea tide and environment repair
- Â· Land and house owner of Bandarharjo village.
- Â· Head of the families that organize themselves into a KSM group under the coordination of sinking house group
- Â· Families that enable to put away their income to pay for their loan routinely in an organize way.

V. Objective and Strategy Formulation

The objective and strategy formulation was established through participative process, by meeting the bottom _ up and top _down approaches through the following steps:

- a. Identification and formulation of local issues
- b. Fundamental problem formulation.
- c. Socialization of the vision, mission and strengthening of community participation through building group: KSM, CBO, cooperative, etc.
- d. Dialogue forum between the local government and community through CBO to agree upon programme actions.

In general the objective and strategy of how to handle Bandarharjo Area, included:

a. Poverty alleviation, through:

1. Local economic development: build economic base activities
2. Increase and widen the skills of the community
3. Making available supporting economic suprastructures
4. Increase the cooperative's involvement in economic area activities

b. Planting social and art _ cultural activities through:

1. A decrease of social and criminal divergence
2. Alternative education for children, improving mentality of young age groups
3. Increasing the housewives role in supporting the household economy and environment
4. Training and counseling of a healthy family

5. Culture training

c. Building a healthy, liveable, affordable complex (infrastructure, general facility and housing) were integrated with the urban system thorough, objective:

1. Enclave elimination
2. Develop the area's accesibility
3. Structuring the housing complex pattern and hierarchy structure
4. Massive infrastructure improvement
5. Mitigation of floods
6. House rehabilitation through self _help housing
7. Environment and healthy community improvement
8. Fulfilling clean water requirement
9. Provision of urban facilities for social, cultural and economics development

VI. Resources Mobilization

- a. Organization communities such as KSM or Community _ Base Organization (CBOs)
- b. Regional government (Pemda II) which was supported by the Regional Planning Government / Bappeda, Related agencies and institutions which had a lead sector with the housing Agency of Semarang Regency.
- c. Area based officials starting from the sub-district, village and LKMD (village community defense institution).
- d. Private sectors like the budgeting agency foundation, university and development agency that were interested with the development of slum complex

The type of participation from each stakeholders consisted of:

a. Community groups

1. Active participation in the self _ community survey, formulation of vision, mission, planning, design, programming, budgeting and supervision activities.
2. Participation activity of providing voluntary works
3. Programme socialization through hundreds of community meetings and focus group discussions
4. Budget for infrastructure upgrading, social and cultural development programme
5. Active self- help housing rehabilitation, depth interview and self _ survey.

b. Government

1. Legalized status in the handling of technical beauracracy of one roof concept (Directive Time and Technical Team for the Area).
2. Creative conducive situation for a dialogue among the community with the government through seminars, meetings and direct counseling.
3. Technical equipment assistance

4. Physical project funding and a large expanse of infrastructure development
 5. The use of the country's land for the community's economic activity.
- c. Private

1. Finance management and administration workshop
2. Business modal increase assistance
3. Specific skills workshop
4. Children learning groups

Fundings through project packages originated from a number of sources, among others were:

- a. Cipta Karya Departemen of General Work Directorate
Building of flats project Phase I year 1996, this phase I building of flats project have built 97 units of house type 36 and 27 total budget cost Rp. 1.100.000.000,00.
- b. City government cooperates with national housing building of flats project phase II year 1997 2 blocks which consisted of 283 units of housing type 27 have been built in this project total budget Rp. 2.800.000.000,00.
- c. World Bank

1. Urban Renewal Project 1998

This project consisted of:

- Road building and environment drainage system building.
- Building of garbage dumps or depots and providing garbage carriages
- Building of toilet facility
- Building of clean water infrastructure total budget Rp. 3.918.218.017,00.

2. Housing Infrastructure Improvement Project Year 1999

- Building of new drainage system as long as 6.196 meters.
- Building of road access as long as 4,068 meters.
- Improvement of elementary or primary school environment 2 units.
- Replacement of water gates 6 units.
- Rehabilitation of toilets 65 units.
- Providing garbage carriages 10 units and garbage tins 3 units, Total budget Rp. 2.715.936.000,00

d. Jratunseluna Project

Water pump development project year 1999. This project consisted of the building facilities and provision of water pumps at 4 appointed areas.

Total budget Rp. 680.000.000,00.

VII. Process

a. General

This project was designed for building a community. The effort was to make the most slum area in Central Java to become a promising and independent community. The community's involvement in the identification process, formulate, problem formulation, building the vision and appreciation which at the end could prioritize, handle intervention, choose technology, operate and provide maintenance show the existence of an active society. The societal learning process was created in CBO formation and community participation process that included the vision and mission, self-survey, problem formulation, planning, design and budgeting as well as operational management and maintenance of post _ construction activities. The process of making use of the community in Bandarharjo housing renewal meant that the partnership process was carried out in continuity.

The partnership process was grouped in 3 phases;

- 1) Community failure phase through KSM/ CBO
- 2) Community action organization phase
- 3) Community based housing phase

a. Special

1) Economic Development Process

- Â· The organization of business groups in container form was based on the sameness of business types
- Â· Reorganizing and rejuvenating process
- Â· Counseling and skill training in the effort to increase earnings
- Â· Building of suprastructure to support the economic activity
- Â· Giving access of credit to small businessmen

2) Physical Infrastructure Building Process

Â· Implementing a self-survey community in the society

Â· Implementing a Group Dialogue Forum (FGO) to find the mobility potential and the community's involvement

Â· Making agreements with the community regarding the implementation of budgeting

References

Narrative continued

a. Special

1) Economic Development Process

Â· The organization of business groups in container form was based on the sameness of business types

Â· Reorganizing and rejuvenating process

Â· Counseling and skill training in the effort to increase earnings

Â· Building of suprastructure to support the economic activity

Â· Giving access of credit to small businessmen

2) Physical Infrastructure Building Process

Â· Implementing a self-survey community in the society

Â· Implementing a Group Dialogue Forum (FGO) to find the mobility potential and the community's involvement

Â· Making agreements with the community regarding the implementation of budgeting and technical process

Â· Making coordination efforts in dealing with those involved in a city and area scale

CIVIL SOCIETY

CIVIL SOCIETY

Â· Socializing the continuation programme aspects especially that involved with the operation and infrastructure maintenance to increase the society's self-dependency

3) House Building Process

Â· The identification of housing and complex problems and the building/ renovation of houses whose condition was not liable for living based on the construction or health condition totaled as many as 1365 sinking and flooded houses, were commenced with the survey that dealt with PT Wiswakharman on June 1999 and September 2001.

Â· The process of elevating the land status from HP-26 into Land Ownership Certificate was done to give the community the feeling of stability and reassurance of the law.

Â· The establishment of community organizations in Bandarharjo, which improved the house condition and land through House Sinking Group with PT Wiswakharman Building consultant by returning their faith towards the government, was related to the success or failure of the program. Thus, the community once felt apathetic and frustrated.

Â· Finding a housing access organization access, and the giving of the well-handling of the house process from the technical and financial

Â· Partnership of COBILD Program and YP4K Phase I

In realizing and supporting the housing layout activity especially by the Sinking House Group, the activity was divided into two parts:

- The building/ renovation of houses because of sinking and flooding area
- The buying of material coordinated by the group as much as 50% loan so that the goal of effective financial use would actually be targeted to the community, whereby they would feel much at ease because the buying of materials were in groups and related to their actual needs.

VIII. Results

a. An Increase in the Community's Economy

A number of indications are as follows

Â· The isolated economy becomes open with outside business relations

Â· The decrease of poverty percentage from 90% to 40%

Â· The number of unemployment decreases and the formal occupation increases to 60%

Â· The access availability to Financial Institutions, business relations trust with outsiders increases

Â· Coffin and furniture cover craftsmen

- The number of craftsmen increases from 15 to 60 units

- The income of the craftsmen increases from Rp 500.000/ month/ unit to Rp 1.000.000/ month/ unit

Â· Mangut Fish and Dried Fish craftsmen (KSM Panggang Mangut)

- The number of craftsmen increases from 40 to 100 units

- The establishment of a group which inculturized fish waste into a basic material of cosmetics

- The income of the craftsmen increases from Rp 5.000/ day/ unit becomes Rp 20.000/ day/ unit

Â· Small traders (KSM Melati)

- The number of traders increases from 20 to 60 units

- The income of the traders increases from Rp 3.000/ day/ unit to Rp 15.000/ day/ unit

Â· Collectors

- There are three places to collect used goods that can be recycled from collectors

- The income of the collectors increases from Rp 3.000/ day/ person to Rp 10.000/ day/ person

b. Facility Improvement and Community's Socio-Cultural Level

The indications of the socio-cultural change are as follows:

Â· From an envelope of criminals and nest of the wicked the people the community managed to become an obedient society to the law and the level of criminality decreases

Â· From a society known to be isolated and ill-fated (ready to come and die for) they have become a friendly society

Â· There was a decrease in those who liked gambling, drinking and fighting and in exchange they did positive activities

Â· There was an increase in the education where there was a realization to have an achievement in their education

Â· The low skilled workers have become skilled people who have an increase in their abilities

Â· There was a decrease of unattended children because their lives were given more attention so that their lives became better

Â· Religious facilities were increased

- The mosques were added from 7 to become 12 units
- The small mosques were added from 11 to become 22 units
- Churches that were not available, has now been built 1 unit

Â· Education Facility Increases

- The kindergarten increased from 1 to 6 units

-
- The elementary school increased from 1 to 6 units
 - Beforehand there was no high school, but now there is 1 unit
 - 1 unit of TKBM (a place for teaching-learning activity) and library is now built

Â· Health Facility of the Community Increases

- The unavailable health facility is now equipped with 1 unit of Health Community Centre
- There are 2 doctors and 2 nurses
- Midwives have decreased from 5 to 2 people

Â· Increase in Economic Facility

- There are now 2 cooperative units from the non-availability beforehand
- There is now an establishment of BKM (Self-Help Community Group) which organizes the fund for decreasing poverty from 90.000.000 and P2KP as much as Rp 5000.000.000

Â· Criminality decreases dramatically

Â· Many organizations develop, among others are:

- Youth organizations
- Karang taruna (youth group)
- PKK (group of housewives)
- LSM (Non _ Government Organizations)

c. Housing

Â· The legality aspect of residence, the community that was living uncomfortably because they were afraid of being hauled away now can live peacefully because their land has been given certificates as much as 2.500 KK (households)

Â· The residency and land use pattern that was unorganized now have pattern and are more organized

Â· The high interest to rehabilitate houses that were unhealthy not liable for living have been rehabilitated and are healthy for living now are as many as 2.000 units

Â· The land selling cost has increased to 4x as much as it was. The price of Rp 25.000 to Rp 50.000/m² has now become

Rp 100.000 to Rp 300.000/m²

Â· The community who was once unsure of building houses in Bandarharjo are now certain to build houses. Now there are 125 new housing units

Â· The building of new houses have the standard quality of a healthy house

Â· The layout of land use pattern is now organized

Â· Bandarharjo area are becoming appealing to new people because the condition of the area is strategic and comfortable

d. Physical and Environmental Facility

Â· Road Infrastructure

- The road hierarchy that was disorganized and have no pattern because the layout of the house are close to the road is now more clear and have pattern

- The road condition that was muddy, bumpy and often experience accidents is now dry, flat and safe with the paving of the road as far as 10.500m

- The area that was isolated is now open in accordance with the widening and paving of accessible roads which are 4-5 m in width that are integrated with the city's road

- The residence condition which was dark at nights are now lighter because of the street lights with which the community realize are important to have in front of every house are as many as 40 units

- Transportation from and out of the area which was expensive and difficult is now cheap and easy

Â· Drainage system

- The area which used to be flooded every day is now free from flood, except for Boom Baru area which still suffer from water stagnant for one hour because the area is crossed by the canal that flows the water from Polder Tawang to the Waste Pump

- The canal that did not have any attachments made the water flow stop and have no certain pattern now has attachments with good systematic nets as long as 20.000m in length

- The area that was always flooded every day because of the land which was lower than the sea surface has now been handled with a water gate and the pumping of water to the river from four stations, they are:

Pump 1 with a debit of 170lt/ seconds which handles an area of 8,850 Ha

Pump 2 with a debit of 220lt/ seconds which handles an area of

10,998 Ha

Pump 3 with a debit of 120lt/ seconds which handles an area of

6,730 Ha

Pump 4 with a debit of 210lt/ seconds which handles an area of

10,470 Ha

- The community participates in the form of giving funds as much as Rp 500/ month/ KK is organized by the society for the operation and maintenance

Â· Sanitation

- The society that once used to throw waste into canals, swampy and stagnant areas because there were no sanitation infrastructures now throw their waste (faeces) in toilets that have been built as many as 15 units and in the family lavatory that have been built by the community as many as 2.000 units
- The use of septictanks in each family's lavatory
- The community's environment becomes cleaner and free from pollution/ smell with the throwing of waste at their proper places

Â· Garbage

- The environment becomes clean and healthy because the waste that was once thrown into canals, swampy and empty kavlings are now thrown into the garbage system such as garbage tins, garbage carriages which carries them to dumps and trucks that goes to garbage areas
- The garbage management is organized by the self-help community
- Participation of the self-help community is in providing tins for each house, 10 garbage carriages and operation and maintenance cost of Rp 2.000/ month/ KK

Â· Clean Water

- The need for clean water that was difficult to obtain was because the government water service only reached 210 house water pipes, the flow of artetis water from private government to 845 KK and 3.175 KK still bought water, used rain water and swamp water. Now each family receives clean water easily because of the community's realization to build 2 units of artetis well, rehabilitate 2 available water tower units, buy 2 water pumps and make pipes and water taps available to the houses.
- The water that was yellow in colour was taken from wells with a salty quality had to be strained first and was unhealthy is now able to be used because it is clean and healthy
- The clean water was made available from buying containers with a price of Rp 500/ container now only uses Rp 10.000/ month for the operation and maintenance of water pumps
- The operation and maintenance that was organized by water traders is now organized by the community themselves

Â· Greenery

The community that used to be dry because plants die and the community's lack of interest in planting trees is now changed with the community's realization to plant trees in every front part of their houses

Mitra 4

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Community Leader's

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Â· Postal Code : Country : Indonesia

Â· Telephone : (024) 8313341 Fax :

Â· E-mail : Contact Person :
Sugiarto

Others : **Sutikno Rifai**

Co.BILD

Â· **Organisation :**

- CBO's/ Community Leader's

Â Partner Support :

- Technical

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Type of Organization: International Agency (Multilateral)

Type of Partner Support: Financial Support

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