

## Urban programming case study: Indonesia

### Revitalization of Kampung Tanjung Kait

*Model of intervention: Transforming Informal Settlements*

#### Overview of Urban Housing

By 2025, 68% of Indonesia's population will reside in urban areas (World Bank, 2014), driven by urbanization and the inability of the urban poor to afford decent housing. This trend has led to a steady increase in the number of people living in slums across cities such as Palembang, Bandung, Makassar, Jakarta, Semarang, Banjarmasin, Medan, Manado, Surabaya, and Denpasar. In these areas, poor building quality, inadequate drainage, and limited access to clean water have given rise to health issues caused by waterborne diseases and a lack of basic services. As a result, a cycle of poverty continues, with limited access to education and employment opportunities, contributing to crime, drug abuse, juvenile delinquency, and other social issues within these communities.

The increase in slums is further exacerbated by several factors. There is significant inequality in land tenure, while the government's budget for housing has been shrinking, accounting for only 0.4% of the total state budget since 2015. Despite the implementation of government programs for slum upgrading, their impacts have been suboptimal. For example, in 2018, the Jakarta Provincial Government introduced an agrarian reform policy and a balanced housing policy to upgrade slums in Kampung Akuarium, aiming to improve living conditions and address the negative perception of Jakarta's slums as being plagued by disease and crime. However, this policy was not sustained by subsequent administrations nor replicated by other provinces, limiting its impact and perpetuating the challenges associated with slum living.

#### Type of Urban Model Intervention: *Transforming Informal Settlements*

#### Detailed Overview of Project Area/Problem

The "Revitalization of Kampung Tanjung Kait" project is focused on Tanjung Anom Village, located in the Mauk Sub-District of Tangerang District. Initiated by the local community and the Mauk District government in 2020, the project is targeted for completion by March 2025. Geographically, Kampung Tanjung Kait is a coastal slum area where 110 families have been living without formal rights to land on property owned by the Tjo Soe Kong Temple Foundation for over two decades. The community faces severe challenges, with 82% of households living in inadequate housing and 96% lacking access to clean water. As residents have no other choice but to purchase water, their finances are strained.

Much of the population, around 42%, work in the fishing industry, and many women engage in informal sector jobs such as shelling, and hawking. Due to low income levels and limited knowledge of settlement planning, the residents live in overcrowded conditions with poor-quality housing, inadequate ventilation, and insufficient sanitation facilities. They face additional vulnerabilities due to illegal land tenure, the looming threat of eviction by landowners, and exposure to natural disasters such as tidal flooding, strong winds, and tornadoes. Climate change poses the greatest threat, with rising sea levels endangering the entire area. These cumulative factors have severely impacted the health and economic stability of the residents, underscoring the urgent need for revitalization efforts.

#### Effect on Target Groups/Communities

In Tanjung Kait Kampong, nearly 85% of homes are inadequate, with limited access to clean water, poor drainage systems, and insufficient waste management, leading to frequent cases of diarrhea and skin diseases among residents. These health issues are compounded by humid conditions and poor ventilation, which also impact children's school performance. The unsanitary environment poses additional risks for home-based food businesses—one of the few accessible income sources for local women. Around 42% of residents work as fishing laborers whose incomes fluctuate

with the weather, leading many to rely on loans from moneylenders, hindering their ability to save or grow their businesses. Women often engage in small-scale, home-based food processing ventures, as these require minimal startup costs and utilize their cooking skills, though inadequate housing and environmental conditions prevent these businesses from meeting health standards. The revitalization project aims to improve housing for 110 families, with other interventions focused on upgrading drainage, implementing hybrid techniques, and enhancing the environment.

## **Project Intervention**

Through the PASSA (Participatory Approach to Safe Housing Awareness) initiative, the community is actively involved in identifying pressing challenges, such as land legality, eviction threats, slum conditions, inadequate housing, limited access to clean water, health concerns, waste management, tidal flooding, tornadoes, and the risks posed by climate change. Together, residents and project facilitators have outlined interventions that include land financing, secure tenure processes, slum upgrading, housing quality improvements, financial literacy training, construction skills development, healthy living education, infrastructure enhancements, clean water access, and hybrid techniques for climate adaptation. Notably, one of these techniques is hybrid engineering, an environmentally friendly technology using bamboo-based breakwaters to reduce wave energy and counteract sedimentation. This method has been successfully implemented in other regions of Indonesia, such as Semarang City and Demak District.

Through collaboration and negotiations between the community, the Tjo Soe Kong Temple Foundation (the landowner), the Tangerang District Government, and assistance from KOMIDA, the community plans to purchase the land. The residents also worked closely with the government, which led to a shift from a top-down to a bottom-up approach, enabling consistent community involvement. Women's representatives and community members actively participate in planning, site mapping, financing mechanisms, project scheduling, and overall project management. As a result, the government has committed to funding infrastructure improvements, temporary shelters, and streamlining land ownership processes, formalized in an MOU.

Currently, the primary focus is on securing land ownership, and resident relocation to rental accommodations will begin in September, with construction following shortly. Completion is anticipated by March 2025. This inclusive approach has fostered community ownership, empowerment, and enhanced resilience, marking a significant step towards sustainable transformation in Kampong Tanjung Kait.

## **Project Innovation**

Initially, the government implemented a top-down approach, imposing solutions without addressing the community's core issues. This led to confusion and unrest, as there was little communication or clear information. Habitat Indonesia stepped in to provide community assistance and foster participation through the PASSA (Participatory Approach to Safe Shelter Awareness) method, which encouraged open communication and collaboration among the government, community, landowner, and project donors. This inclusive, bottom-up approach took time, as it involved building trust and empowering community members, particularly women, to communicate effectively and advocate for their rights. Habitat Indonesia supported training sessions to help community representatives and women develop confidence and negotiation skills, enabling them to actively engage with government officials.

Collaborative methods have been proven effective in reducing community friction and increasing the sense of ownership among residents, as representatives could reassure others that the revitalization efforts served their collective interests. This approach also highlighted the importance of community involvement at every stage, which led to a stronger commitment from the government to allocate funds and support the project. We believe this bottom-up, participatory method fosters appreciation among residents and encourages sustainable revitalization, strengthening the community's resolve to improve their own agency and political literacy.

## **Global relevance of community-level impact**

SDG 1: No Poverty - Women's land rights: Communities have legal rights to their land, and female head of households also have no barriers to obtaining land titles in their names. The success indicator of this sector is that each family will have a land title. With land title rights, communities can access loans from banks to develop their businesses.

SDG 3: Good Health and Well-being – Improving the quality of houses and settlements will directly contribute to health, especially skin diseases and diarrhea, and will bring good welfare to the community. The indicator of the success of this sector is that there is no data on residents affected by the disease.

SDG 4: Quality Education – Improving the quality of homes by adding a room for children will create a quieter and more private learning space that has a direct impact on children's ability to learn.

SDG 6: Clean Water and Sanitation – The installation of proper WASH facilities ensures the availability and sustainable management of water and sanitation for all. This not only improves health but also supports economic activities like food processing that require compliance with health regulations. The success indicator of this sector is that residents no longer buy clean water and can develop their businesses.

SDG 11: Sustainable Cities and Communities – The project directly contributes to SDG 11 by making cities and human settlements inclusive, safe, resilient, and sustainable. Upgrading housing and infrastructure to make them safe and sustainable is a core part of this goal. The success indicator of this sector is the construction of 110 habitable houses and other supporting infrastructure.

SDG 13: Climate Action: through slum upgrading, PASSA training, healthy house training, and house quality improvement as mitigation to reduce the impact of strong winds, tidal floods, and sinking threats. The success indicator of this sector is the construction of 110 habitable houses with designs and materials that meet standards, as well as the revitalization of areas that reduce the threat of disasters

SDG 17: Partnership: strengthen the role of stakeholders, ranging from communities, local and regional governments, cooperatives, donors from the private sector to change people's lives through upgrading housing and infrastructure to make them safe and sustainable. The indicator of success in this sector is the commitment to funds allocated by the parties.

## Moving Forward

**Target Similar Urban Areas:** The context of informal settlement issues in Kampong Tanjung Kait can certainly be replicated elsewhere in Indonesia. Community leadership, openness of landowners, full support from the government, and the private sector are key assets that make the project implementation run effectively and smoothly.

**Building Strategic Partnerships:** Transparency and multi-party commitment are the main keys. Efforts to build collaboration and partnerships with local governments, strengthen the role of the community and the role of the private sector, to run projects can be replicated elsewhere, if there is good communication to build networks.

**Community Engagement and Training:** Community involvement and training is an important point in the smooth running of this project. This is achieved through consistent community communication and assistance to build community dignity and self-confidence, and to lead taking the local ownership. This practice will be continued and amplified to ensure long-term sustainability.

**Enhanced Monitoring and Evaluation:** In this project, monitoring and evaluation are in place to regularly help to track progress, measure impact accurately, and adapt strategies to expand program as needed to meet local challenges.

## Visual Documentation

