

Typology of accessibility between planned and unplanned settlement

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Abstract. The development of physical boundaries in real estate created by developers has experienced changes that are dependent on time and environmental conditions of the vicinity. This also applies to the access of communities settled within the surrounding area into real estate. This study aims to describe the typology of accessibility of surrounding settlements (unplanned settlement) transitioning into a real estate environment (planned settlement) in South Tangerang, by using case studies of Bintaro Jaya real estate. The research method is done through surveys and interviews by individuals who understand the development process of access and the existing boundaries. Typology of accessibility will be described by using two variables, namely, whether or not there is access and its conditions. The results show that there are four types of access namely: access is planned and integrated within the existing; access is planned, but less integrated within the existing; access is made by dismantling most of the boundary; and no access. Although several typologies of accessibility can result in conflicts, yet job opportunities inside a real estate environment tend to be good with all access typologies. The physical boundary of real estate can potentially be good interface to be developed between two distinct settlements.

1 Introduction

Housing and settlements are considered elements of basic human needs. If the government focuses on the provision of housing for the lower class, private developers play an active role in providing for the middle class. The result of the national housing provision undertaken by private developers is still relatively small, which is less than 15%. This implies that, the other 85% remains the responsibility of the community itself without a business entity or other forms of organizations. (Koeswartojo et al., 2005: 44-45). Housings surrounding real estate which are built by the community without going through a private developer or government are called unplanned settlements. Whereas, a real estate is a term of settlements built by private developers, which is called a planned settlement. This can be in the form of closed or open systems.

Closed Real estates are commonly known as gated communities. Real estate can be present in the midst of existing settlements or instead it is able to stimulate the presence of surrounding settlements. Real estate has a wide range of physical boundaries that are designed with both a specific purpose and motive. The objectives in designing these boundaries are for security, lifestyle and prestige for people within the area.

The presence of real estate in South Tangerang (especially in Bintaro Jaya) cannot be separated from the existing surrounding settlements or new settlements that will later develop. Current regulation care aiming more to regulate the planning for real estates, so that real

estate tends to establish an enclave for security, view, and social image. Physical boundaries come into form affecting the typology of accessibility from the surrounding settlements to real estate compounds.

The economic and social relations between the population of the surrounding settlements and the population of real estate led them towards a response upon the physical boundaries created by developers. This study aims to demonstrate the accessibility of the communities around the real estates to be (unplanned settlement) able to enter real estate compounds (planned settlement). The current phenomenon suggests that real estate boundaries are responded differently by the community around the real estates. Physical boundaries of real estates, in reality, are not necessarily beneficial for the people within the compound as their intended purpose. On one hand, real estate often have negative impacts for people living outside the real estates. From the 14,000 hectares of land in South Tangerang, 70 % is controlled by developers, the rest is controlled by the government and individuals. How to harmonize the region under the authority of developers and beyond in order for all residents to be comfortable (Andy Simarmata, 2010) is the reason for this research.

2 Literature review

2.1 Planned and unplanned settlement

Act. No. 1 of 2011 on Housing and Settlement stipulates that a housing environment unit is a residential area of

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various shapes and sizes with a structured arrangement of land and space, infrastructure and facilities. "Permukiman Swadaya" is a housing environment built by the community without a business entity or other organization forms. Real estate is a residential area that is formally constructed by private developers (Kwanda 2001: 53), labelled as planned settlement. The settlement (*permukiman swadaya*) around a real estate is labelled as unplanned settlement. Thus, the difference between planned and unplanned settlement is based on who builds the property.

Housing is a basic human need as the embodiment of personal self and/or of a group of residing and settling, as well as a place to foster and establish human personality and culture (Blaang, 1986: 9). Act. No. 1/2011 states that (1) every citizen has the right to occupy and/or enjoy and/or have a decent house in a healthy, safe, harmonious and an orderly mannered environment; (2) every citizen has the obligation and responsibility to participate in the development of housing and settlement.

The problem which often arises is that real estate presents itself as an exclusive zone within the existing unorganized settlement, or, real estates stimulate the spontaneous development of unplanned settlement, consequently creating mosaic patterns formed by the occurrence of planned and unplanned development (Pre BSD Studies, 1984: 26; Kuswartojo, 2005: 20). Soetomo (2009: 240) explains that the dualistic morphological structure can create a formal and informal symbiosis, thus realizing the power of symbiosis of two lives or activities that are interconnected as well as socially and economically dependent, however Maharika (2005), states that development that focuses only planning its territory will cause social problems due to lack of attention towards social networking and its space that exists outside of the real estates. Thus the relationship between real estates and informal settlements within the vicinity can become a social and economic mutual symbiosis benefit, but also increases the likelihood of physical and social problems. One of the factors that affect these conditions depends on how the physical boundaries of the real estates were planned.

2.2 The formation process of physical boundary of real estate

Act. of the Republic of Indonesia Number 4 of 1992 on Housing and Settlement states that in accordance to increase the value & dignity, quality of life and well-being for every Indonesian family, housing and settlement development as part of the national development needs to be improved and developed in an integrated, purposeful, planned and sustainable manner.

Due to the limited ability of the government to realize the fulfillment of housing needs and housing for its citizens, it encourages private developers to formally participate in fulfilling these needs. Citizens who cannot afford housings provided by private developers, take initiative to build houses and its surroundings independently (often referred to informally/unplanned).

The spatial patterns of formal and informal settlements are formed because of the government's city planning growth rate is slower than the rate of independent societies as well as private developers in housing procurement. Understanding the different initiators of construction, the physical quality of their products is also different. In which, Haryo (2002) and Word (2004) states as the causes for both spatial and social segregation.

The motive of private developers besides aiming to help the government in the provision of homes for its citizens is certainly no other than for financial gains. The number of private developer increases rapidly, along with the sound profits it reaps and the view of property as a growing media of investment. It is no surprise, that since 1990 the growth of real estates as a product of developers increases rapidly, as that has happened in Jakarta (Leisch, 2002), in America (Blakely and Snyder, 1997). Even in Yogyakarta within the period of 2000-2005, the growth of settlements that were mostly fenced around has reached over 383 (Maharika, 2009).

However, when housing units shifted from a social welfare function (social welfare) to commodity, real estate planning principles used by developers in order for their products to be demanded by consumers, are the following:

1. Visual (Beer, 1990: 139), there are five best categories to assess the "view":
 - View: very good, should be kept open
 - View: good, should be kept open
 - View: good enough it can be used for things that benefit
 - View: unfavourable, may be closed
 - View: sorely lacking, should be closed
2. Security (Blakely and Snyder, 1998).
3. Exclusive image, social identity, lifestyle (Blakely and Snyder, 1998).

Those principles encourage the pattern of real estate, in the form of gated communities (cluster, gated community), which sometimes enforce have special rules or consensus (code of conduct) for its citizens to maintain their exclusivity (Blandy, 2003).

The conditions above create changes to their social life around real estates, from the weakening strong social ties, social de-cohesivity occur. This symptom is not a spatial transformation process, but as the impact itself of the spatial transformation process (Yunus, 2008: 292-293). Gold (2002: 35) said that development of real estate created interface between urban and rural systems that affected the community life. Yunus (2008: 293) adds that one of the symptoms of social de-cohesivity can occur because of the entry of new compounds into the environment of rural communities, raises socio-cultural values that are different than the values of socio-cultural that has long settled there.

Several impacts that arise varies from mild to severe, depending on the type of settlements built and its inhabitants. This is what Yunus states that should be considered that needs to be acted upon wisely by policy makers on the shape and pattern of settlement to be built, so that the negative impact on existing social cohesiveness does not pose a significant shock.

Maharika et al (2006 in Maharika, 2009) confirms that the most dominant motive for forging the physical boundaries in real estate are for the security of its residents. But the study's finding by Kim (2006, in Maharika 2009) in the US shows that the shape of the fenced settlement perceptually does cause a sense of security but does not reduce actual crime. While Maharika (2009) with research sites in Yogyakarta added that in the context of the spatial relationship between the typology of settlements with criminality seem the importance of comprehensive understanding that architectural intervention in the form of a fence does not unduly influence the perception of security. Thus, the narrow understanding that the fence can create a sense of security needs to be evaluated.

The phenomenon mentioned above indicates that the process of establishing physical boundaries of real estate that are initially designed for the sake of public security in real estate is beginning to be doubted. The many forms of physical boundaries will eventually be responded variously by the local community outside of the real estates.

2.3 The impact of real estate physical boundaries

The impact of physical boundary by real estate may cause the following:

2.3.1 The land price

Davis (1992, in Furlong Wu and Klaire Webber, 2004) stated that in Beijing, the price of land around the new residential development (real estate) increased more rapidly than others due to the increased facilities that exist in it directly affects the quality of the land. Jonah (2008: 245-246) stated the similar to a case in Indonesia.

2.3.2 The cohesion of social and economic

Albers (2008) stated that the meeting of two different settlement patterns in London allows social cohesion that mutually benefit each other, which is agreed by Soetomo (2009: 237-240) for a case in Indonesia where social and economic interdependence occur.

2.3.3 Social and spatial segregation

Leisch (2002), Word (2004) and Winarso (2005) on their research in the Greater Jakarta Area (Jakarta, Bogor, Depok, Tangerang, Bekasi) stated that the development of new areas or the presence of real estate strengthens the spatial and social segregation, which is also reinforced by Koeswartojo (2005: 190-192) and Yunus (2008: 248).

From the above explanations, it can be concluded that the boundaries of the real estate can cause a positive impact/synergy or negative/conflict to the environment. A conflict could arise if there are differences in interests

that cannot be compromised (Yunus, 2008: 355-359). Conflicts of interest can be ended in two ways:

- There is a compromise
- There was the defeat of one party by the other party.

Disputes of land are very complex; it can be a matter of social, economic, political, cultural, spatial and environmental. Examples of land usage that have caused conflicts between community groups is the opposing interests among groups of people living in the new housing of real estate with a group of residents who live around the real estate. Conflicts because of land use, could lead to act of territory invasion, which among others are (Lyman and Scott, 1965 in Leboyer): violation, invasions, vandalism, obstruction and contamination.

2.4 Typology of accessibility to real estate

To answer the first problem of the various forms of typologies of physical boundaries of real estates in South Tangerang, it is necessary to approach the determination of typology. Steps to determine the type starts with observing the characteristic elements at the physical boundaries, then sort and determine the elements that always appear in similar boundaries. Naming the type of physical forms can be based on functional similarity and the similarity in appearance of the boundaries, whether there is access to the real estate or not.

Yunus (2008: 248) states that the construction of elite residential complex surrounded by a fence with one entry only, in some ways considered to be less suited for the conditions of Indonesian society. The presence of real estate creates symptoms of social exclusion and this will definitely generate a disruption of established social systems because of social interactions that cannot be implemented. Discontinuation of social interaction is able to trigger social de-cohesivity and it is actually a time bomb that is worrisome to the emergence of social unrest (social Upheaval). The condition is extremely vulnerable to social frictions that can trigger social Upheaval.

The residential of real estates, which have plenty of access from all directions into the environment of existing settlements will facilitate the process of social adaptation between old and new settlements. Gold (2002: 40) states that the planned road network in the real estates should be connected to existing roads and existing housings. Some of the job opportunities for the local population will be opened and the result will therefore impact on income improvements and an improved well-being.

Based on the review above, the context of boundaries can be distinguished by the following: a) there is access and b) there is no access. The seven indicators used as an instrument to determine the perception of the quality of construction (Thirion, 2008) related to access to important resources can be described as follows:

- access to formal and informal employment as a source of income for a decent living;
- access to health services; access to education and training of both formal and informal;

- access to cultural activities and entertainment as a means of representation and cultural diversity expression of citizens; and
- access to public transportation

Whereas the surrounding communities access to the real estate can be elaborated as the following: 1) The condition of access to the real estate, 2) The modes of transportation accommodated by the access, 3) access management, 4) the consensus of the access, 5) public facilities and social facilities within the real estate 6) public facilities and social facilities without the real estate.

3 Method

This explanatory study aims to find, understand and explain the phenomenon of the typology of accessibility from surrounding settlements to real estates. This study uses 18 samples of limited real estates, 11 non-clustered (non-gated community=NGC) and 7 clustered (gated community=GC). The method used is field surveys to observe the kind of access from surrounding neighborhoods into the real estate, and interviews with informants who know the development process of the boundaries.

Before determining the location of the study, researchers conducted a preliminary survey of some large-scale developers in South Tangerang such as Lippo Karawaci, Alam Sutera, Gading Serpong, Bumi Serpong Damai (BSD) and Bintaro Jaya. Lippo Karawaci, Gading Serpong, Alam Sutra and have relatively homogeneous residential patterns, the cluster (GC). While BSD and Bintaro Jaya has a diverse residential patterns (GC and NGC), the difference is the neighborhood around Bintaro Jaya denser than BSD.

In consideration of the above, therefore the location of the selected real estate is Bintaro Jaya for the following reasons:

1. It has a land area of 1700 hectares
2. It has been developed over 10 years,
3. Have lots of diverse spatial patterns in the form of an open grid and several variations of cluster
4. Residents of real estate is relatively dense and varied social strata
5. It is occupied by more than 60%

The Bintaro Jaya Real Estate is a residential area that was built in 1979 by PT. Jaya Real Property with a city garden concept. Development started in phases and was divided in clusters and non clusters. Up until present, there are still undergoing development. The market segmentation that is targeted is the middle upper class.

4 Results and discussion

The surrounding communities' access to the real estate can be elaborated as the following:1) The condition of access to the real estate, 2) The modes of transportation accommodated by the access, 3) access management, 4)

the consensus of the access, 5) public facilities and social facilities within the real estate 6) public facilities and social facilities without the real estate.

4.1 The condition of access to the real estate

The existence and condition of the surrounding communities' access to the real estates can be divided into four categories, which are the following: access is planned and integrated within the existing, access is planned but poorly integrated within existing, and access with partially dismantled boundaries, and no access.

a. Access is planned and integrated within the existing
Access that are planned and integrated can be discovered in residential blocks built in the early years of the real estates development (1979-1980). Access is planned but less integrated is also found in cluster zones that are built in the early stage of the development (1980). Planning of integrated access and less integrated access was part of the initial strategy of the developer, so that the presence of the real estate can be accepted by the local community, as well as real estate residents, who can utilize the existing facilities in the neighborhood, because the facilities in real estate were not yet complete at the time.

b. Access is planned but less integrated within the existing

Access that is planned but less integrated within surrounding occurred as a result of the demolition of the boundaries by the villagers around, commonly found in residential blocks built after 1984, where the issue of security for the citizens of the real estate began to emerge, as good will of developers to protect consumers, as well as a part of the marketing strategy.

Access caused by the demolition of the boundary is the result of the compromise between the real estate with the villagers around. At first, developer closed all borders with massive walls as high as 3-6 meters, so that access of the villagers around to various sources were closed off. This condition triggered protests from villagers demanding that their access be restored. Despite having reached a compromise to open up access by dismantling the boundary, the conflict of interests between developers and occupants of residential real estate by residents around still occurred, due to security reasons and the right of citizens to access existing before the real estate was built.

c. Access is made by dismantling most of the boundary
Formerly, developers have appreciated the surrounding settlements, but with the passing of time, developers grow bigger and stronger which have led to their lack of attention towards the surrounding settlements' considerations for access. This condition triggers communities surrounding the real estate to dismantle boundaries of real estates to create their own access. This causes several citizens residing within the peripheral of the real estate compound having to move elsewhere, because their environment feels disrupted.

Providing accessibility solution by creating access for the surrounding villagers by the dismantling of the physical boundary has been implemented since 1984.

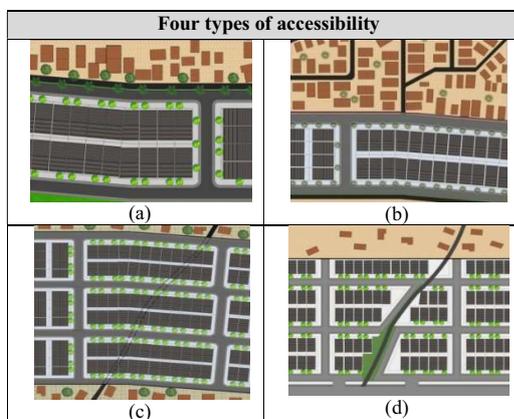
Conflicts became more frequent after 2000. Therefore, for reasons of security and business competition, developers opted for a more enclosed cluster, instead of residential non cluster.

d. No access

Access conditions of those built last by the developers do not provide direct access from neighborhoods surrounding communities. Learning from previous cases, since 2003 the developers chose to develop a cluster of residential blocks that are enclosed with high boundary walls, but without closing the access of the surrounding villages. As a logical consequence towards the implemented alternative solution, corridors exist between solid tall walls of real estates, which are visually and psychologically unpleasant.

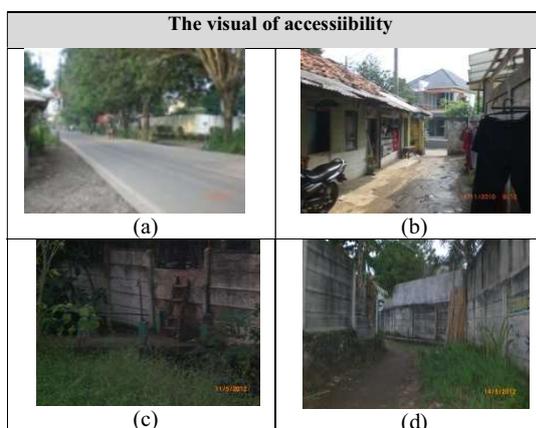
The visual of typology of accessibility can be showed on table 1.

Table 1. Typology of accessibility



The visual of condition accessibility based on the fact, can be showed in table 2, (a) access is planned and integrated within existing; (b) access is planned and less integrated within existing; (c) access is made by dismantling most of the boundary; and (d) no access.

Table 2. The visual of accessibility



Residential without access can only be found in clusters that were built from 2000 onwards. A case study where there are no access exists only in cluster residence. This condition shows that current development, accessibility of the surrounding

neighbourhoods in accessing real estate compounds experience development through integrated access, less integrated, dismantling existing boundaries, until having no access at all. Those actions was undertaken as developers were increasingly expanding the area of development, so that the residents of real estates continues to increase, even many local residents were displaced and marginalized by the expansion of construction by developers. While facilities that are made by developers also continue to increase in numbers and dominate the region, including transport rerouting from the main road to the village main street created by the developer.

The above situation is caused by the increase in competition of property industry, therefore they put more effort in improving the relationship with the surrounding communities, so that developers begin to improve on planning to avoid conflicts related to access. Conflicts due to obstruction of access of residents of the surrounding neighbourhood into RE are disrupting the convenience of various parties, from local RE surrounding residents, RE occupants as well as developers. In 2003, security threats have increased, which was the year where real estate development began to be designed without accessibility for the surrounding area into entering real estate compound. But learning from previous cases of conflicts often related to access, here the developers have learned not to completely close public access to the real estate. However, roads were enclosed by tall physical boundary, the roads became visually impairing and threaten the safety of passing vehicles. Hence, it is observed that there are changes in how the developers perceive the nature and function of access from 1979 to 2007.

Based on the description above showing the planning of physical boundaries of real estates, developers are not likely to provide access to the surrounding population into real estates. However, due to the fact that such access has existed far before the presence of the realestate developers, the closing of the access has only caused conflict and caused the surrounding communities to demolish the walls. The end of the conflict resulted in the demolition of most of the access that are closed off, so accessibility is no longer cut off or closed. It sometimes causes problems for residents who live near the peripheral area of the real estate compound, as the demolished boundary walls increases traffic disturbance.

Up until the time of this research, there are cases where conflicts still do occur following the demolition of boundary walls, as RE residents request the access to real estate to be closed for security reason. Simultaneously, residents outside the compound want access to be opened because the road was initially an existing path before the real estate was even built. Resolution is usually achieved through discussions between the two parties without the role of the developer. However, the debate within real estate residents in several locations, whether access should be opened or not continues until present day. With the passing of time, the design of the physical boundaries in real estate follows the trend to form enclaves or exclude the real estate from surrounding settlements. From the lay out pattern of the

existing plan, recent developments indicate residential blocks have changed from an open, semi-open and closed often called a fenced or gated residential community.

4.2 The type of transportation modes available to go through the access

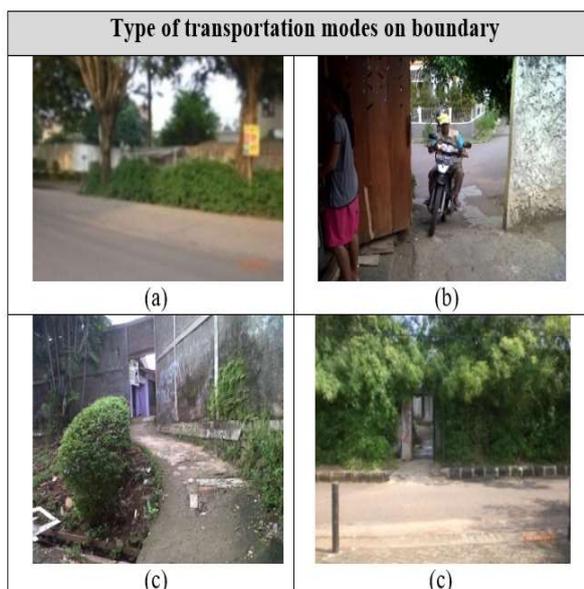
Access from surrounding settlements into real estate can be traversed by several types of transport modes. Types of transportation modes that can be accommodated access can be divided into three categories is accumulative, namely (a) cars, motorcycles and pedestrians, as well as (b) motorcycles and pedestrians, and (c) pedestrian.

Table 3. The Type of transportation modes

Transportation Modes	Non Cluster	Cluster	Amount
Car	3	0	3
Motorcycle	11	3	14
Pedestrian	11	3	14

Access modes of transportation that accommodates cars, motorcycles and pedestrians located in the residential non cluster. Access modes of transportation that accommodates the motorcycle and pedestrian are in the non cluster and cluster. Access modes of transportation that accommodates cars, motorcycles and pedestrians are in residential blocks built in the early development of the real estate. While access to modes of transportation that accommodates the motor and pedestrian contained entirely on the type of access that is not integrated (no access due partly to break the boundary).The visual of type of transportation modes that can be showed in table 4: (a) car; (b) motorcycle; (c) pedestrian.

Table 4. The type of transportation modes on boundary



4.3 Access Management

Each access of surrounding settlements into real estates have a variety of access management. Access management of surrounding settlements in real estate generally consists of the presence or absence of access, when to open or close the access, as well as the presence or absence of security personnel. Access management for residents around the real estate can be broadly grouped into five categories, namely (a) without portals, without security; (b) no portals, open continuously, without security; (c) no portals, open continuously, with a security guard; (d) No portal, opening and closing hours, without security; and (e) there is a portals, opening and closing hours, with the guard.

In the non-clustered residential blocks, there are five types of access management, ranging from the management of a very loose (without portals without guard) to the most restrictive (no portals, access schedules, with security guards). Inside clustered residential blocks there are only two types of access management, ranging from the management of the most loose (no portals, open/close schedules, without security personnel), up to more rigorous management (no doors, access schedules, with security guards).

The most strict access management are implemented at one of the non-clustered residencies, but after several security breache in the real estate, real estate residents adds doors. The presence of these doors initially caused conflict between the citizens and residents of the surrounding community, because residents suspect that the open access without a portal facing directly towards the settlementsis used a means for criminals to pass by. While people around the real estate were being suspected of a crime, in the end amicably reached an agreement that the doors areclosed from 22.00 until 05.00.

In one ofthe clustered residencies, access managed by scheduling when access it permitted and not. For clustered residences it is considered relatively loose. However, because there a revery narrow access, where even motorcycles dins find it difficult to pass, the road deemed as not a public road, so it is not necessary to provide security personnel.

The existing road for residents are in the middle of the cluster, thus not making it impossible to close the road completely. Initially the management, due to objections from the local community, it was decided to keep the access open.

4.4 The agreement of access

The agreement on the existence of access to the real estate, between the surrounding settlement it the developer or the real estates' residence can be grouped into two categories, namely (a) the agreement without being asked by citizens, and (b) an agreement reached after a conflict.

The scope of issues discussed in the agreement limits the development of real estate is generally associated with existing access to surrounding communities that were closed by the limits of real estate built by the developer. Conflicts related to the closing of public

access by the limits of real estate built by the developer in some cases are still unresolved until the time of this study.

4.5 Public and social facilities in real estate

The presence of real estates in general has brought a benefit for the environment with social facilities and public facilities provided in it. Social facilities and public facilities are provided in the real estate varies from, (a) parks, (b) mosques, (c) sports center, (d) churches, (e) stores, (f) TK, (g) markets, and (h) terminals.

Parks area facilities that are always, both in the non-clustered residential and clustered residential. At the beginning of the real estate’s development, social facilities and public facilities are fairly complete in one location (parks, mosques, shopping malls, sports centers) and the other location (parks, mosques, kindergartens, markets, terminals and shopping). In the clustered residential, public facility provided only park and sports center. There is only one cluster that provides a mosque, but is the result of non- residents of real estate, instead of the developer.

4.6 Public and social facilities outside real estate

Public and Social facilities in real estate built by developers that generally have not been able to meet all the needs of the residents of real estate. In some cases observed in the study, residents also take advantage of the real estate and public facilities beyond real estate. Social facilities and public facilities located outside real estate has varied types, among other things (a) street vendors, (b) the mosque, (c) stores, (d) TK, and (e) SD.

The street vendor is a facility that is most often found outside the real estates, followed by the mosques. Street vendor and mosques is a facility that can also be accessed and used by the citizens of real estate. Street vendor, usually becomes a medium for interacting between citizens real estate and the surrounding community, because in real estateno stalls that sell vegetables or daily necessities, though the shop most of whom are the servants. While the mosque is a place of interaction that makes local residents and citizens real estate become familiar with each other. Amenities shops, kindergarten, elementary school, only in the beginning development.

In some case studies, procurement of the mosque carried out jointly between the citizens and residents outside real estate, on land purchased from the villagers around the borders with real estate. The mosque served as a citizen interacts most good and safe, because all sorts of conflicts can be resolved through discussions at the mosque.

The mosque is also a meeting point neutral space and eliminate the impression of a clear boundary between real estate and non-real estate. Assistance such as maintaining mosques and distribution of sacrificial animals from residents of real estate is often given to the

mosque built together outside the real estate. This situation illustrates that a neutral shared facilities, such as, places of worship such as mosques can be means to unite the real estate environment and the surrounding population.

In addition to the use of social facilities and public facilities in real estate, real estate presence could also create employment opportunities for the surrounding settlement. Job opportunities present in the real estate for the local population can be divided into several different categories, namely: (1) Domestic (PRT), (2) security personnel, (3) merchants, (4) employees.

4.7 Employment opportunities in real estate

Employment opportunities like a housemaid (PRT), security guards and merchants most often found in the real estate. PRT workers and security guards generally do not live with whom they work for stay overnight, so that the access of villagers surrounding environment into real estate is a primary need that is indispensable.

Employment opportunities for a people who live surrounding real estate varies in type, such as selling vegetables, fruit or cakes are allowed to enter into real estate in residential. Opportunities to trade in such situations usually occur because there is new construction or renovation of houses or other buildings that are in cluster.

Construction or renovation is generally carried out by the contractor by the number of 5-10 people builder. The carpenters were generally require a lunch provided by the villagers around by way of transfer to the project site. Types of available employees in general are shop keepers or administrative staff in an office. The distribution of employment opportunities can be showed on table 5.

Table 5. Employment opportunities in real estate

Employment Opportunities	Non Cluster	Cluster	Amount
Housemaid (PRT)	10	7	17
Security guard	10	7	17
Merchant	10	7	17
Staff in office	3	0	3

Job opportunities in the real estate for the villagers around are very open, both at non-cluster and cluster. Of the 18 residential blocks, 17 residential blocks provide employment opportunities, only one location which do not provide employment opportunities. That location is the residential blocks where villagers around the border of only a few houses (10 houses) with large and regular home type and partly a commercial area. The visual of employment opportunities can be showed on table 6.

Table 6. The type of employment opportunities in real estate



5 Conclusions

From the discussion it can be concluded that there are four types of typologies access of settlements around into real estate:

1. Access is planned and integrated within the existing
2. Access is planned, but less integrated within the existing
3. Access is made by dismantling most of the boundaries
4. No access

The types show that initially the developers appreciate the surrounding settlements, but with the along due time the developer grows and has more bargaining power thus paying less attention to the interests of the surrounding settlements in terms of access. The condition resulted in dismantling the boundaries of real estate to create their own access. This causes a loss of some residences who are uncomfortable with the fact. Learning from such experiences, developers are increasingly close the design of settlement in the form of clusters or gated community, without closing the access of settlements around.

Of the four settlements around typology access into real estate, there are six factors that affect community relations and public about real estate in the real estate, namely:

1. Type of transport modes that can be through access
2. Access Management
3. Agreement on access
4. Public and social facilities in real estate
5. Public and social facilities outside real estate
6. Employment opportunities in real estate

Of the six factors, five of which (a mode of transportation that can be through access, access management, an agreement on access, public and social facilities in real estate and outside the real estate) are strongly influenced by the typology of access, the better the quality of access, the better to the five factors for the surrounding community. But the employment opportunities in the real estate tend to be good for the

12. Gold, H. *Urban Life and Society*. Prentice Hall,

condition of access to the typology of the real estate that is both good and bad.

The type of access typology are explored to explain how the relationship between real estate and surrounding. In general, the initial planning of real estate less attention to the surrounding existing condition that is usually directly be designed with boundary like high walls. The condition causes big problems mainly related to the accessibility. in fact, these societies need each other economically and socially, but there is no good spacial interaction.

Physical boundaries of real estate can be a common ground, potentially to be developed for two distinct settlements, otherwise if neglected, it can be a source of problems for all parties. To create the physical limits of real estate and public access around into good real estate and responsive to the interests of the surrounding community, it takes commitment and participation of all stakeholders, including governments, developers, civil society organizations, residents of real estate, and the surrounding community.

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