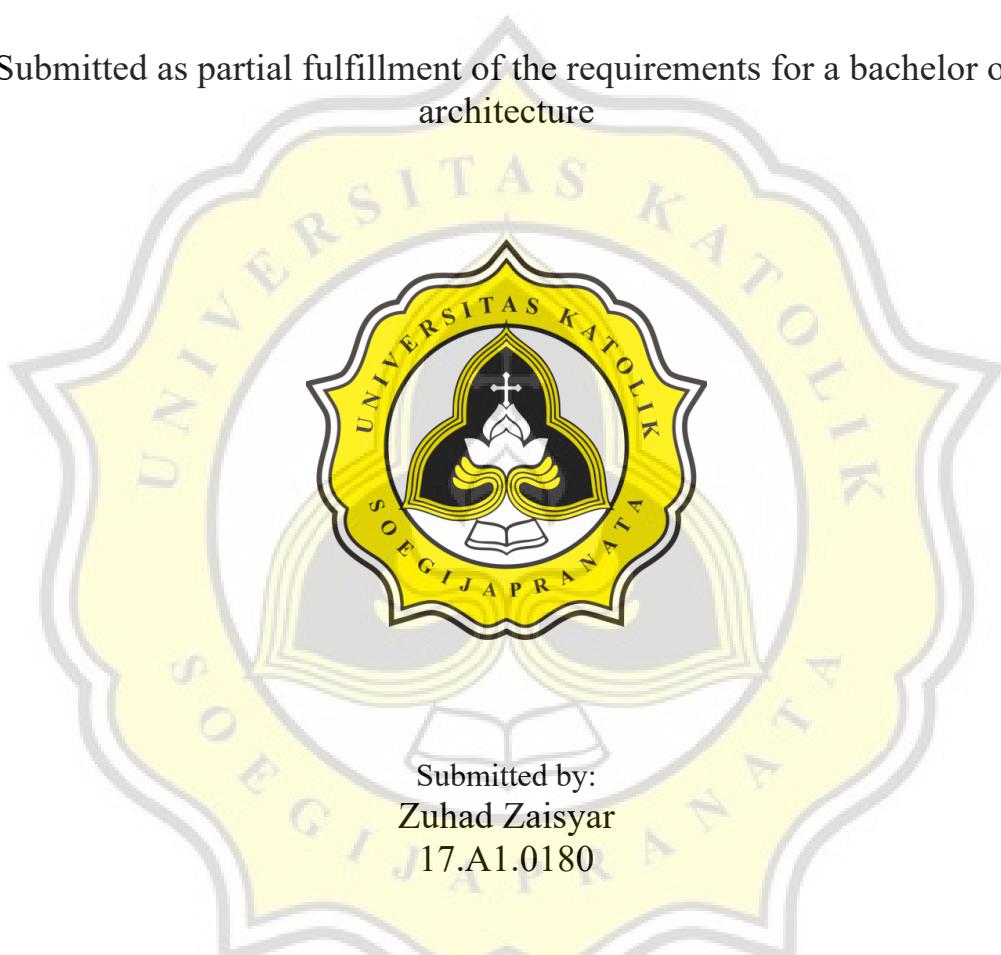


ARCHITECTURE FINAL PROJECT
The 80th Period, the first semester of 2021/2022 academic year

THEORETICAL AND ARCHITECTURAL PROGRAMS

REFUGEES SOCIAL HOUSING IN KEMAYORAN, JAKARTA

Submitted as partial fulfillment of the requirements for a bachelor of
architecture



Submitted by:
Zuhad Zaisyar
17.A1.0180

Supervised by:
MD Nestri Kiswari, ST, MSc
NIDN 0627097502

DEPARTMENT OF ARCHITECTURE
FACULTY OF ARCHITECTURE AND DESIGN
SOEGIJAPRANATA CATHOLIC UNIVERSITY
2021

ARCHITECTURE FINAL PROJECT
The 80th Period, the first semester of 2021/2022 academic year

THEORETICAL AND ARCHITECTURAL PROGRAMS

REFUGEES SOCIAL HOUSING IN KEMAYORAN, JAKARTA

Submitted as partial fulfillment of the requirements for a bachelor of
architecture



Submitted by:
Zuhad Zaisyar
17.A1.0180

Supervised by:
MD Nestri Kiswari, ST, MSc
NIDN 0627097502

DEPARTMENT OF ARCHITECTURE
FACULTY OF ARCHITECTURE AND DESIGN
SOEGIJAPRANATA CATHOLIC UNIVERSITY
2021

HALAMAN PERNYATAAN ORISINALITAS

Yang bertanda tangan dibawah ini:

Nama : Zuhad Zaisyar

NIM : 17.A1.0180

Program Studi : Arsitektur

Fakultas : Fakultas Arsitektur dan Desain

Dengan ini menyatakan bahwa Laporan Tugas Akhir dengan judul “Refugees Social Housing in Kemayoran, Jakarta” tersebut bebas plagiasi. Akan tetapi bila terbukti melakukan plagiasi maka bersedia menerima sanksi sesuai dengan ketentuan yang berlaku.

Semarang, 9 September 2021

Yang menyatakan,



Zuhad Zaisyar



HALAMAN PENGESAHAN

Judul Tugas Akhir: : REFUGEES SOCIAL HOUSING IN KEMAYORAN, JAKARTA

Diajukan oleh : Zuhad Zaisyar

NIM : 17.A1.0180

Tanggal disetujui : 09 September 2021

Telah setujui oleh

Pembimbing : Maria Damiana Nestri Kiswari S.T., M.Sc.

Penguji 1 : Dr.Ir. Alb. Sidharta M.S.A.

Penguji 2 : Dr. Ir. A. Rudyanto Soesilo M.S.A.

Penguji 3 : Ir. Riandy Tarigan M.T.

Ketua Program Studi : Christian Moniaga S.T., M. Ars

Dekan : Dra. B. Tyas Susanti M.A., Ph.D

Halaman ini merupakan halaman yang sah dan dapat diverifikasi melalui alamat di bawah ini.

sintak.unika.ac.id/skripsi/verifikasi/?id=17.A1.0180

HALAMAN PERNYATAAN PUBLIKASI KARYA ILMIAH UNTUK KEPENTINGAN AKADEMIS

Yang bertanda tangan dibawah ini:

Nama : Zuhad Zaisyar

Program Studi : Arsitektur

Fakultas : Fakultas Arsitektur dan Desain

Jenis Karya : Proyek Akhir

Menyetujui untuk memberikan kepada Universitas Katolik Soegijapranata Semarang Hak Bebas Royalti Nonekslusif atas karya ilmiah yang berjudul "Refugees Social Housing in Kemayoran, Jakarta" beserta perangkat yang ada (jika diperlukan). Dengan Hak Bebas Royalti Nonekslusif ini Universitas Katolik Soegijapranata berhak menyimpan, mengalihkan media/formatkan, mengelola dalam bentuk pangkalan data (database), merawat, dan mempublikasikan tugas akhir ini selama tetap mencantumkan nama saya sebagai penulis / pencipta dan sebagai pemilik Hak Cipta.

Demikian pernyataan ini saya buat dengan sebenarnya.

Semarang, 9 September 2021

Yang menyatakan



Zuhad Zaisyar

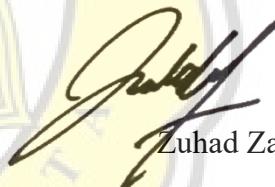
FOREWORD

Praise to the almighty God, with all of his grace and blessing, so the writer is able to finish theoretical and architectural program for the 80th Architecture Final Project with the title “Refugees Social Housing in Kemayoran, Jakarta.” On this occasion, thanks are conveyed to :

1. Ir. Tri Hesti Mulyani, MT as the coordinator for the 80th Architecture Final Project.
2. MD Nestri Kiswari, ST, MSc as the supervisor for this final project, has provided assistance, motivation, criticism, and suggestions in the process of making this proposal.
3. Families and friends who have provided support, both materiality and prayer.

With the preparation of this theoretical and architectural program, the authors hope this theoretical and architectural program can provide an overview and information regarding the final project with the title “Refugees Social Housing in Kemayoran, Jakarta.” Last, the writer would like to say thank you.

Semarang, 9th September 2021



Zuhad Zaisyar

ABSTRACT

Refugees have become a humanity problem all over the world, especially in Indonesia. Refugees based on the 1951 convention are those unable or unwilling to return to their country due to persecution or oppression causes by race, religion, social opinion, or political opinion. Every refugee has the same opportunity as the citizen in the country they are in, as long as the country sign the international regulation. Indonesia, on the other hand, does not sign the regulation. It makes refugees in Indonesia temporarily and does not have the same opportunity as the Indonesian even though the resettlement can take years. They do not get the same opportunity in accommodation, education, healthcare, and work. Even when they do, it is below the standard, especially in accommodation. Refugees often get an accommodation that makes them cramped with other refugees, or when they get shelter, they often treat poorly by the community around them.

Therefore, it is necessary to build housing for the refugee to live better in Indonesia while waiting for their resettlement and fulfill the basic needs that the refugees cannot get when they are outside the detention center. Besides that, this housing can be an optimal place to keep refugees in one place so the immigration can easily control the refugees.

Keywords: *Refugees, Social Housing, Refugees in Indonesia*

TABLE OF CONTENTS

TITLE PAGE	i
HALAMAN PERNYATAAN ORISINALITAS	ii
HALAMAN PENGESAHAN	iii
HALAMAN PERNYATAAN PUBLIKASI KARYA ILMIAH UNTUK KEPENTINGAN AKADEMIS.....	iv
FOREWORD.....	v
ABSTRACT.....	vi
TABLE OF CONTENTS.....	vii
TABLE OF FIGURES.....	x
TABLE OF TABLES.....	xi
TABLE OF DIAGRAM.....	xi
CHAPTER I INTRODUCTION	1
1.1 BACKGROUND	1
1.2 PROBLEM STATEMENT	2
1.3 ISSUES.....	3
1.4 AIMS and OBJECTIVES	3
1.5 BENEFITS	3
1.6 ORIGINALITY	4
1.7 SYSTEMATIC	4
CHAPTER II GENERAL REPRESENTATION	6
2.1 PROJECT TERMINOLOGY	6
2.2 GENERAL REPRESENTATION of BUILDING FUNCTION	6
2.2.1 HOUSING.....	6
2.2.2 REFUGEES.....	6
2.2.3 SOCIAL HOUSING	10
2.2.4 PRECEDENT.....	13
2.3 GENERAL REPRESENTATION of LOCATION	16
2.3.1 LOCATION SELECTION CRITERIA.....	16
2.3.2 LOCATION SELECTION BACKGROUND.....	16
2.3.3 GENERAL REPRESENTATION of CITY	18

2.3.4	GENERAL REPRESENTATION of AREA	19
2.3.5	GENERAL REPRESENTATION of NATURAL ENVIRONMENT	20
2.3.6	GENERAL REPRESENTATION of NEIGHBORHOOD	20
2.3.7	GENERAL REPRESENTATION of DISASTER	21
CHAPTER III ARCHITECTURAL PROGRAM ANALYSIS.....		22
3.1	BUILDING FUNCTION ANALYSIS	22
3.1.1	CHARACTERISTIC of USERS	22
3.1.2	CAPACITY and ACTIVITIES of USERS.....	23
3.1.3	SPACE ANALYSIS.....	27
3.1.4	SPACE DIMENSION	31
3.1.5	SPACE ORGANIZATION STRUCTURE	34
3.2	SITE ANALYSIS and SITE PROGRAM	39
3.3	BUILDING STRUCTURE and SYSTEM ANALYSIS.....	42
3.4	NEIGBORHOOD ANALYSIS	45
3.5	NATURAL ENVIRONMENT ANALYSIS	48
3.6	LANDSCAPE ANALYSIS	49
CHAPTER IV PROBLEM DETERMINATION.....		50
4.1.	PROBLEM ANALYSIS.....	50
4.2.	PROBLEM IDENTIFICATION.....	51
4.3.	PROBLEM STATEMENT.....	52
CHAPTER V THEORETICAL BASIS.....		53
5.1.	THEORETICAL REVIEW OF PROBLEM 1.....	53
5.1.1.	THEORETICAL REVIEW ON REFUGEES' NEEDS	53
5.1.2.	THEORETICAL REVIEW ON HUMANISM ARCHITECTURE	53
5.1.3.	THEORETICAL REVIEW ON SPACE QUALITY	54
5.2.	THEORETICAL REVIEW OF PROBLEM 2.....	55
5.2.1.	THEORETICAL REVIEW ON INTERNATIONAL DESIGN.....	55
5.3.	THEORETICAL REVIEW OF PROBLEM 3.....	57
5.3.1.	THEORETICAL REVIEW ON SURVEILLANCE DESIGN.....	57
5.3.2.	THEORETICAL REVIEW ON CIRCULATIONS	58
5.3.3.	THEORETICAL REVIEW ON SPATIAL ORGANIZATIONS.....	62
CHAPTER VI DESIGN APPROACH AND DESIGN FOUNDATION		64

6.1	DESIGN APPROACH	64
6.1.1.	DESIGN APPROACH BASED ON PROBLEMS	64
6.2	DESIGN FOUNDATION	66
6.2.1	DESIGN FOUNDATION ON BUILDING LAYOUT	66
6.2.2	DESIGN FOUNDATION ON BUILDING FORM	66
6.2.3	DESIGN FOUNDATION ON BUILDING STRUCTURE	66
6.2.4	DESIGN FOUNDATION ON BUILDING MATERIAL	67
6.2.5	DESIGN FOUNDATION ON BUILDING FACADE	68
6.2.6	DESIGN FOUNDATION ON SITE PLANNING	68
6.2.7	BUILDING UTILITY DESIGN FOUNDATION	68
BIBLIOGRAPHY.....		72
ATTACHMENT.....		I
ATTACHMENT 1	I
ATTACHMENT 2	VIII
ATTACHMENT 3	XXIV

TABLE OF FIGURES

Figure 2.1 COA Reception Center	13
Figure 2.2 COA Facility Maps.....	13
Figure 2.3 Rigot Dwelling Center.....	15
Figure 2.4 Floor Plan.....	15
Figure 2.5 Kemayoran Area Block	17
Figure 2.6 Kemayoran Sub-district	19
Figure 2.7 Flood Risk.....	21
Figure 2.8 Dengue Fever Risk.....	21
Figure 3.1 Alternative Site 1	40
Figure 3.2 Alternative Site 2	40
Figure 3.3 Massive Structure	43
Figure 3.4 Parallel Walls Structure	43
Figure 3.5 Frame Structure.....	43
Figure 3.6 Surrounding Area.....	45
Figure 3.7 Building Surrounding	45
Figure 3.8 Public Transportation.....	46
Figure 3.9 Accessibility.....	46
Figure 3.10 Main Entrance Alternative 1	46
Figure 3.11 Main Entrance Alternative 1	46
Figure 3.12 Noises Analysis.....	47
Figure 3.13 Drainage.....	47
Figure 3.14 Streetlight.....	47
Figure 3.15 Vegetation.....	48
Figure 3.16 Trees Elevation	48
Figure 3.17 Wind Direction 2020	48
Figure 3.18 Sunpath	49
Figure 5.1 Frontal Approach	58
Figure 5.2 Oblique Approach.....	58
Figure 5.3 Spiral Approach	58
Figure 5.4 Linear Path	59
Figure 5.5 Radial Path	59
Figure 5.6 Spiral Path.....	60
Figure 5.7 Grid Path	60
Figure 5.8 Network Path	60
Figure 5.9 Pass by Space.....	61
Figure 5.10 Pass Through Space	61
Figure 5.11 Terminate in Space	61
Figure 5.12 Central Organization.....	62
Figure 5.13 Linear Organization	62
Figure 5.14 Radial Organization	63
Figure 5.15 Cluster Organization	63
Figure 5.14 Grid Organization	63

TABLE OF TABLES

Table 1.1 Originality Table	4
Table 2.1 Refugees Origins Country.....	8
Table 2.2 Distribution of Refugees in Indonesia.....	16
Table 2.3 Block of Kemayoran Area	18
Table 2.4 Central Jakarta District.....	19
Table 3.1 Refugees Community Housing in Greater Jakarta.....	23
Table 3.2 Capacity and Activity of Refugees	24
Table 3.3 Capacity and Activity of Official and Volunteers.....	25
Table 3.4 Capacity and Activity of Service	26
Table 3.5 Space Analysis	28
Table 3.6 Space Dimensions	32
Table 3.7 Total Building Area.....	34
Table 3.8 Group Space	34
Table 3.9 Alternative Site.....	39
Table 3.10 Programming Parkir Area	41
Table 3.11 Programming Outdoor Facility	41
Table 3.12 Analysis Sub-Structure.....	42
Table 3.13 Analysis Middle Structure.....	43
Table 3.14 Analysis Upper Structure	43
Table 3.15 Analysis Clean Water System.....	44
Table 3.16 Analysis Wastewater System.....	44
Table 3.17 Analysis Main Entrance	46
Table 4.1 Problem Identification.....	51
Table 5.1 Space Organization	62

TABLE OF DIAGRAM

Diagram 3.1 Macro Diagram	36
Diagram 3.2 Micro Diagram (Residents).....	37
Diagram 3.2 Micro Diagram (Management).....	38