



The Aga Khan Award for Architecture

32, chemin des Crêts, 1218 Grand-Saconnex, Geneva, Switzerland, Telephone (22) 98 90 70

1983 CLIENTS' RECORD

CONFIDENTIAL

I. IDENTIFICATION

- A. Project Title **Surabaya Kampung Improvement Programme (KIP)**
- B. Postal Address **Taman Surya 1, Surabaya, INDONESIA.**

II. PERSONS RESPONSIBLE

(Please give name and address for each. If more than one, please state precise roles and relationships.)

- A. Client/Owner **Municipal Government of Surabaya**
 on behalf of the Kampung inhabitants
 Mayor : Mr. Moehadji Widjaja
 Taman Surya 1, Surabaya, INDONESIA.
- B. ~~Architect~~/Planner **Chusen Chasbullah - overall planning.**
 Eddy Indrayana - project planning.
 Jalan Kampar 10, Surabaya, INDONESIA.
- C. Consultants (e.g. Economist, Sociologist, Demographer, Engineer)
 Johan Silas, Architect, Housing Specialist.
 Faculty of Arch. Inst. of Tech Surabaya.
 Bambang Sugeng, Field Supervisor, Engineer.
 Hasyim Alhadad, Economist.
 Jalan Kampar 10 Surabaya, INDONESIA.
- D. Contractor **PT. Suba Harkat Utama**
 Jalan Waspada 96-I Surabaya, INDONESIA.
 Director : Haji A.M.M. Rifaddin.
- E. Master Craftsman **Hananto - Civil Engineer.**
 Takim Sutikno - Foreman.

III. USE

- A. Type(s) of Use Low Income Urban Settlement.
- B. User/Occupant
1. Occupation over 60 % are working in the self employed informal sector.
2. Income Level 66,7 % of the population has a monthly income of less than Rp. 60.000,- or US \$ 88.- per household.
- C. Specify any change(s) between planned and actual use.
considerable change occur done by the occupants.

IV. PROJECT HISTORY

- A. Programme Development
1. Date of Commencement since 1976/77.
2. Date of Completion still on going.
- B. Design
1. Date of Commencement January 1980.
2. Date of Completion August 1980.
- C. Construction
1. Date of Commencement 4 November 1980.
2. Date of Completion 5 May 1981.
- D. Date of Project Occupancy continuous occupation.

V. PROJECT ECONOMICS

(For Costs, please give amounts and currencies. Specify their date(s) of validity)

- A. Total Initial Budget Rp. 168,000,000 or US \$ 247,000
- B. Total Actual Costs s a m e
- C. Analysis of Costs
1. Land existing plus donated by local community.
2. Materials Rp. 100,000,000.-
3. Labour Rp. 52,000,000.-
4. Professional Fees Rp. 16,000,000.-
- D. Source(s) of Funds (indicate percentage)
1. Private community fund for complementary post improvement works (app 70% of total cost)
2. Public
- a. Local 35 %
- b. National n o n e
- c. International 65 % as loan to be repaid by local government of Surabaya.

(Please continue overleaf if necessary)

VI. PROJECT EVOLUTION

Describe the genesis of the project, through programme, design and construction to final and present occupancy.

Before the present New Order government, public housing has never been touch at all. After the abortive coup towards the end of 1965, present government has decided that not only development activities has to be increased, but most important is that development should be aimed to improve socio-economic level of all lower income population of the country, and reached the target population.

For the first time after this country has proclaimed it's independence in 1945, public housing programme will be implemented as part of fulfilling the basic human need. At the beginning, national housing programme consist only of pilot projects and studies to develop appropriate housing concepts (1965-1976).

Surabaya as the second largest city of Indonesia, faced directly the actual problems of it's population. Low income urban settlements was the worst part of the city. Over crowding is high, urban utilities and facilities hardly exist, and city maintenance department never can catch up with the ever deteriorating process occurd there.

Almost simultaneously with Jakarta, the capital city, Surabaya implement actual housing programme by improving the environmental condition of the kampungs, together with it's population. At the beginning, the programme faced three main problems; first, local government has no experience in implementing urban scale housing programme. Second, existing staff at the municipal government was limited in number and already overloaded with day to day responsibilities. Third, as a city government it could not provide reasonable amount of fund to run the programme by itself. To overcome the first and second problems, existing close relation between local government with local universities and institutes proved to be very helpful. For the housing programme. The Institute of Technology Surabaya, seconded one of it's senior staff to work with local government in planning the master plan of Surabaya and shaping the concept for it's housing programme. To overcome the third problem, local population in the kampung were invited to take active part in implementing the programme.

p.t.o. # 1

VII. PROJECT MAINTENANCE

Specify the provisions that were initially made and are now enforced for the present and future maintenance of the building. Indicate any significant change(s) that have occurred since the project was completed.

The kampung improvement programme was developed with the main constrain of lack of fund. It is very important that the programme should be part of the decision by the local community, that has contribute part of it's resources to achieve the goals. This ensure the ultimate care, utilisation and willingness to invest for further developing the results.

p.t.o. # 2

(Please continue overleaf if necessary)

- # 1. Thus this programme is a learning by doing programme, and until this day the local government assisted by the staffs and students from the local universities/institutes made continuous study of the programme in order to come up with an other alternative concept of housing to the conventional housing programme which in the experience of this country has not prove it's effectiveness in serving the poorer population of this county in a reasonable time frame and in a sufficient scale of activity.
- # 2. Until to day, after more than ten years of experience, maintenance is not only very small due to good care, but further development of the result taken by the local people themselves need no maintenance that they can not handle themselves. Thus the end result achieved every time is much better than what has been achieved previously. This made possible for other urban development activities for the urban poor, although fund is still scarce and a major problem for the local government of Surabaya.

VIII. SIGNIFICANCE OF PROJECT

In what way is this project important?

Describe the aspect(s) of the project you feel represent a particular achievement, for example, the technical, economic, or social achievement, or its response to culture or climate, etc.

Please state the level to which you are satisfied with the project.

Needless to say, after ten years of experience, the Kampung Improvement Programme in Surabaya, has been modelled by other cities and towns throughout Indonesia, but most important "it has served so many by so much with so little for so long".

And as can be seen from studies and evaluations, not only is the physical condition of the low income settlements improved, but it has also start the process of upward mobility of the low income urban population's socio-economic aspects in Surabaya. And the process were also able to mobilise resources of the popular and the public sector within the low income urban population improvement activities.

The approach of this programme is a social engineering achievement where local community can be stimulated to change the overall condition of the kampungs and its population to create better living environment of the low income urban population within the constraints of a developing country. This can be an important achievement in the field of new housing concept for the developing countries.

(Please continue overleaf if necessary)

IX. DOCUMENTATION

(Please indicate that which you enclose with the Clients' Record)

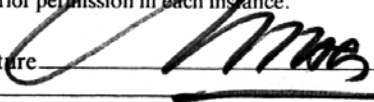
The Aga Khan Award for Architecture requests from each architect the visual and technical information concerning their work. However, to complete the portfolio for each project, you may wish to enclose additional materials, such as drawings, textual descriptions, photographs, etc.

☒ Biographical Data

☒ Project Brief/Programme

Other (Please specify: see enclosed of architect's record.).

Please note: The submission of this Form is a prerequisite to candidacy for the Award. All information contained in and submitted with the Form will be kept strictly confidential until the announcement of the Award recipients. Subsequently, such information may be made available by the Aga Khan Awards Foundation for scholarly purposes only. Nevertheless, persons wishing to publish, reproduce or reprint such information shall be required to secure prior permission in each instance.

Authorized Signature  Date 4 November 1982.