



The Aga Khan Award for Architecture

ARCHITECT'S RECORD

CONFIDENTIAL

I. IDENTIFICATION

Citra Niaga Phase I & Phase II

Project Title _____

Street Address _____ Samarinda - Kalimantan Timur

City _____ Samarinda Country _____ Indonesia

Telephone _____ Telex _____

II. PERSONS RESPONSIBLE

A. Architect

PT Grivantara Architects in associated with
PT Triaco Widva Cipta (Phase III) and Antonio RisiantoMailing Address _____
TIFA Building - Ground Floor, Suite 101 B
Jalan Kuningan Barat No.26, Jakarta 12710

City _____ Jakarta Country _____ Indonesia

Telephone _____ Telex _____

B. Client

PT Pandurata Indah

Mailing Address _____

City _____ Samarinda Country _____

Telephone _____ Telex _____

C. Consultants (e.g. Economists, Sociologists, Demographers, Engineers)

Name _____ (See attached page)

Mailing Address _____
TIFA Building - Ground Floor, Jalan Kuningan Barat No.26
Jakarta 12710

City _____ Jakarta Country _____ Indonesia

Telephone _____ 510032, 5200094 Telex _____ 62851 TIFA IA

D. Contractor

PT Pandurata Indah

Mailing Address _____

City _____ Country _____

Telephone _____ Telex _____

E. Master Craftsman

Mailing Address _____

City _____ Country _____

Telephone _____ Telex _____

C. Name : See attached page

Attached page :

C. Consultants

Name : Elmes Epsilon - Mechanical & Electrical
Lamda Citra Karya Engineering - Structural
Griyantara Consultants - Structural
Triaco Widya Cipta - Construction Management

III. USEA. Specify type(s) of Use: Residential - retail agent, with provision for the informal sectors

B. User/Occupant

Retailer, street hawker

1. Occupation/Profession _____

2. Income Level (check one) _____ High ☒ Medium ☒ Low _____ Mixed _____

C. Specify any change(s) between planned and actual use:

Retail and urban center, recreational area**IV. PROJECT TIMETABLE**

(Please specify year and month)

A. Design: Commencement 1984 Completion 1985B. Construction: Commencement 1985 Completion 1986

C. Date of Project Occupancy _____

V. PROJECT ECONOMICS

(Please specify amount, currency and date of transaction)

	Amount	Currency	Date
A. Total Initial Budget	<u>1,200,000,000</u>	<u>Rp (rupiah)</u>	_____
B. Total Actual Costs	<u>175,000</u>	<u>Rp</u>	_____
C. Actual Cost per sq. m.	_____	_____	_____
D. Analysis of Costs			
1. Land	_____	_____	_____
2. Infrastructure	_____	_____	_____
3. Labour	_____	_____	_____
4. Materials	_____	_____	_____
5. Professional Fees	_____	_____	_____

E. Cost Comparison

1. Please indicate how the costs of this project relate to typical building costs in the country (check one):

☒ Average _____ Above Average _____ Below Average _____

F. Sources of Funds

1. Please indicate the percentage of funds that came from:

☒ Private Sources ☒ Public Sources

2. If funding was public, what percentage was from:

☒ local _____ national _____ international sources _____

VI. CONSTRUCTION DETAILS**A. Site and Building Area** (please indicate in square metres)

1. Total Site Area: 7,310 Sqm
2. Total Ground Floor Area: 3,485 Sqm
3. Total Combined Floor Area (including basement(s), ground floor(s) and all upper floors): 6,970 Sqm

B. Construction and Technology

1. Describe the structural system and the basic method of construction

The structural system is reinforced concrete frame and woodtruss roof.
All parts were constructed on site in convensional labor intensive method.

2. Indicate which major building parts were fabricated on-site and which were fabricated elsewhere

All were fabricated on site.

C. Description of Materials

(please also indicate if locally produced or imported)

1. Foundations

Stone foundation.

2. Principal structural members

Reinforced concrete members and woodtruss.

3. Infill

Earth and sand.

4. Rendering of Facades or Exterior Finishes

Plaster and paint, woodframed glass windows.

5. Floors

Ceramic tile.

6. Ceilings

Plywood.

7. Roofing

Wood tile roof and pressed concrete tile roof.

8. Other elements (please specify)

Traditional decorative elements

D. Type of labour force (please indicate percentage)

V Skilled Workers Unskilled Workers

E. Origin of labour force

V Domestic Foreign

VII. GENERAL GEOGRAPHY AND CLIMATE

A. Please describe the local geographic characteristics:

The project is located in the center of Samarinda, the provincial capital of East Kalimantan, among commercial and housing area, where the former occupants of such place were people of mixed origins, with the informal sectors and the low income earner were migrant from other island, Bugis and madurese with strong Islamic background.

B. Please describe the local climatic characteristics:

Samarinda has a hot and humid climate, with average temperature of 29 ° C and humidity of 80 %. The rain fall in wet season between October and March is 1750 mm to 2000 mm.

VIII. EVOLUTION OF DESIGN CONCEPTS

Please describe the history of the project, from its conception to its final construction and actual use.

Starting in 1983, "Citra Niaga" was an innovative Urban Redevelopment Project which transformed a former slum area into a well planned urban centre. It was a result of an integrated effort not only among the local Government, Central Government and the private sector but it also include the participation of the Community.

The underlying idea was "Urban Development without Eviction" directed at the welfare of the existing low income street hawkers which are commonly evicted by most large urban redevelopment scheme.

As a compact economic zone, the Citra Niaga was designed to accomodate all economic levels of the population, from the high to the low income to a place which mutually benefitting their co - existence. It is a multi complex integrated development consisting of shop houses, small shops, plaza shops and outdoor spaces for urban plaza, recreational facilities and for street hawkers.

IX. PROJECT SIGNIFICANCE

1. In what way is this project important?

Please describe the aspects of the project which represent a particular achievement (for example the technical, economic, or social achievement, or its response to culture, climate, etc.)

The "Citra Niaga" Project is recognized as a break through by the Government and now used as a national demonstrational project because :

1. It does not victimize the lower income population but instead regards them as an integral part of urban development.
2. It does not burden the limited Government funds.
3. It places the importance the role of the "Cooperatives Base" as available and necessary economic institution for the improvement of the people, especially a prerequisite for the lower and weaker economic groups.
4. It sets a model of professional "Urban Management" represented also by its own dwellers/users which has its own autonomy.

2. Please indicate the degree to which the client and users are satisfied with the project.

The "Citra Niaga" Project has been a successful participative, integrated and multi functional project, and it brings continuous enthusiasm among all participants and the community in maintaining its activity and existency.

X. PRESENTATION REQUIREMENTS

1. The materials described below are the minimum requirements for project presentation. Please note that standard presentation dossiers are prepared by the Award, and materials should not be mounted or bound. All materials should be clearly identified. The following should be submitted:

- A. Map indicating location of project in city, community, neighbourhood, or landscape.
- B. Ten (10) photographs; preferred and maximum size for A4 presentation (18 × 24 centimetres).
- C. Twenty (20) slides; 24 × 36 millimetres.
- D. Drawings; preferred and maximum size for A3 format presentation (29.7 × 42 centimetres).
Site, Roof, and Massing Plans;
Floor Plan(s);
Elevations;
Sections.
- E. Curriculum Vitae, or Firm's Prospectus.

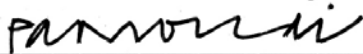
2. The submission of additional materials is encouraged. Please specify any appended materials not listed above.

3. Please indicate other sources of information on the project, e.g. publications, contacts, etc.

-KONSTRUKSI monthly magazine
Jalan Majanahit No. 34 / 31 - 32
Lantai II
Jakarta
Tel. (62-21) 355661
-INDONESIAN INSTITUTE of ARCHITECTS
Jalan Raya Pasar Minggu Km.16
Jakarta Selatan
Tel. (62-21) 7994648

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

Signature _____



Name (please print) A. Teguh Pambudi

Date 4 November 1988

All Materials should be forwarded to:

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