

Housing Relocation in Tangerang City: Why people move and were they satisfied afterward?

The rapid urbanization of Greater Jakarta has resulted in the urban expansion of its peripheral cities, one of which is the Tangerang city, which is considered the most developed peripheral city compared to the others. While the development of housing and commerce is widespread in Tangerang city, as a suburban area, the development of infrastructure is still insufficient. As an effect of urban expansion, the emergence of slum settlements and inadequate housing was inevitable and has increased the amount of housing backlog. The development of subsidized apartments was chosen by the planning officials to mitigate the housing backlog by providing housing with better facilities and building features and at the same time reducing slum settlement by relocating slum residents to the apartment.

However, it begs the question does the people agree to move? and do they satisfied afterward?

Why people move?



At the time this study was done, the housing backlog in Tangerang City has reached around 56.000 households, meaning that those households don't have any kind of house or currently live in an inadequate one. Majority of that households live in a slum areas which was considered by the local government to be relocated to a better housing. However, those people already living in the slum areas for their life time and it was not an easy task to move them from its root.

Table 1. Specifications of Rusunawa

Name	Blocks	Number of units	Room size	Year Built
Rusunawa Manis	7	394	21	2002
Rusunawa Gcbang	8	366	24	2008
Rusunawa Betet	1	48	36	2015

Rusunawa (or subsidized apartment) stands for "Rumah Susun Sederhana Sewa" which means "Rented Apartment". The term is often used for a rented apartment where the monthly rental fees are subsidized by the government. The local government of Tangerang city expects that the remaining slum dwellers will move to the Rusunawa. In 2018, the local government had already done a survey to hundred respondents of slum dwellers which resulted in around 60% of them were agreed to move there. Even though it was already more than half, they claimed that it was still not enough. However, it was not clear why those people actually agreed or disagreed to move to Rusunawa.

The Objective of this study was to see the willingness to move of a slum residents in order to understand what are the important predictors, that can be utilized to design a policy recommendation for the local government to plan and design future Rusunawa.

- "Feel at home"
- Require effort
- Afraid of height
- Other reasons
- Depend on the Rusunawa

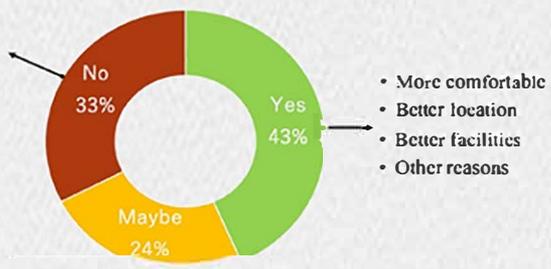


Figure 1. Reasons why they move

Table 2. Social and Physical Aspect versus Decision to Move

	Yes	Maybe	No
Age	36.1	48.7	41
Income (in millions rupiah) (1 USD = IDR 14.192)	3.2	2.7	2.6
Number of kids	1.7	2.6	1.5
PHYSICAL			
I feel secured living here	3.8	3.9	3.9
Public transportation in here is accessible and satisfying	3.9	4	4
This neighborhood have good environments	3.9	3.6	4
The location of this neighborhood is strategic	3.7	4	3.8
I feel satisfied and comfortable with my housing condition	3.2	3.3	3.2
Length of stay (years)	19	28.1	35
SOCIAL			
I have lot of close friends here	3	4.2	3.8
I frequently having social interaction with my neighbors	3.8	4.9	4.9
I frequently join community event	2.9	4.3	3.4
I feel close to my neighbors	4	4	4.1
In overall, I feel satisfied living in this neighborhood	4.1	4.3	4.7
I feel sad when I must leave this place	3	3.7	4

Most respondents who were willing to move to Rusunawa did so because they seek better condition, more comfortable and appropriate housing. As those who were not, they rather stay in their current housing because they were already 'attached' to it.

It can be concluded that respondents' willingness to move were influenced by some predictors in social aspects. Homeownership, length of stay, number of friends, and participating in community event are the predictors of place-attachment that influence respondents' willingness to move. Residents who owned a house mostly dont want to move compare to renters. Female were also tend to move compare to male, as most male respondents were worried if their distance to workplace increased because of moving.

Do they satisfied?

The degree of satisfaction was measured using likert scale from 1 to 7. This degree of satisfaction was then analyzed along with other data such as their household characteristics, social aspects and activities, perception of their housing's physical aspect and neighborhood facilities, and their commuting behavior.



Table 2. Reasons of move and mean of satisfaction

Reason	Count	Mean	St.dev
Cheap	35	5.56	1.19
Closer to work	34	5.54	1.12
Has individual toilet	21	6.14	0.73
Independency	20	5.25	0.97
Evicted	14	4.86	1.88
Better utilities	8	6.13	1.25
Follow husband	7	5.43	1.52
Better condition	6	5.83	1.17
More spacious	5	5.4	1.34
Better facilities	4	6.25	0.96
More comfort	4	5.75	0.96
Security	1	5	-

35 respondents (22% of total respondents) decided to move because it was cheap as their former rent costs them twice the price as the Rusunawa. After cheap, the most popular reasons were closer to work. It can be said that even though they moved to Rusunawa in order to shorten their distance to work, the decrease was not that significant compared to before. However, people who moved because of better facilities reason followed by has individual toilet express highest means of satisfaction

Correlation matrix

	Commuting	Social	Neighborhood	Physical	Overall
Commuting	1				
Social	0.024	1			
Neighborhood	0.103	0.068	1		
Physical	0.224**	0.316**	0.056	1	
Overall	0.209**	0.134	0.635**	0.098	1

The results from correlation matrix shows that degree of satisfaction (Overall) was significantly correlated with the residents satisfaction towards their commuting and neighborhood facilities. However, another analysis using binary logistic regression shows different results

Variables in the Equation

	B	S.E.	Wald	df	Sig.	Exp(B)
PHY_RoomStres	-0.602	0.24	6.324	1	0.012	0.548
PHY_upOpenSpace	1.948	0.773	6.356	1	0.012	7.015
PHY_toiletUpgraded	2.274	0.927	6.015	1	0.014	9.722
NH_catCommercial	-0.925	0.386	5.752	1	0.016	0.397
NH_catSchool	-0.889	0.436	4.15	1	0.042	0.411
SOC_Security	0.671	0.334	4.04	1	0.044	1.956

In this results, physical aspects (Room stress, availability of open space, availability of toilet) was significant as a predictor to overall satisfaction. While neighborhood facilities remains significant as in the first analysis's result, commuting behavior was not. In addition to that, social aspects in terms of security was significant.

In conclusion, most people in tangcrang city were willing to move to Rusunawa because it was more comfortable, cheap, and has better facilities. Most of them were renters as those who were already own a house were unwilling to move. As for predictors of housing satisfaction in overall physical and social aspect, and neighborhood facilities were a significant predictors.