



# Housing and Settlements in The Ujung Menteng Urban Village area

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## Abstract

*This study aims to assess the housing and settlement dynamics within the Kelurahan Ujung Menteng area. Findings reveal a range of challenges impeding housing and settlement progress, encompassing inadequate access to fundamental services like clean water, sanitation, and road infrastructure. Moreover, socio-economic factors significantly influence the community's quality of life. In light of these findings, the research advocates several strategic initiatives to enhance housing and settlement conditions in Kelurahan Ujung Menteng. These include enhancing the accessibility of essential infrastructure, implementing affordable housing schemes, and fostering community empowerment in decision-making processes concerning area development.*

*Keywords: Housing, settlements, Ujung Menteng, urban village*

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## Introduction

Housing and settlements constitute vital components of sustainable urban development (Morakinyo et al. 2023). Well-designed settlements ensure sufficient access to essential amenities, including proper housing, adequate infrastructure, transportation facilities, and high-quality public spaces (Wulandari and Pasaribu 2023). Nevertheless, amidst rapid urbanization, certain urban areas continue to encounter challenges in establishing adequate housing and settlements (Purbadi, Sumardiyanto, and Vitasurya 2023).

Among the neighborhoods grappling with these challenges is Ujung Menteng. Situated in the city center, it contends with high population density and distinctive environmental intricacies. Urbanization, population expansion, and socio-economic shifts are among the factors shaping housing and settlement development in Kelurahan Ujung Menteng.

This study endeavors to analyze the housing and settlement landscape within Kelurahan Ujung Menteng. It seeks to offer a holistic depiction of housing conditions, infrastructure, and environmental quality in the area. Additionally, the research will delve into the challenges and issues confronting local communities, while also exploring opportunities to enhance their quality of life through housing and settlement enhancements.

The anticipated outcomes of this research aim to offer valuable insights for stakeholders, encompassing local government, development agencies, and civil society, in shaping policies and strategies pertaining to housing and settlements in Kelurahan Ujung Menteng. Furthermore, it is anticipated that this research will contribute to the academic discourse on sustainable urban planning.

Ensuring high-quality housing and settlement options is integral to sustainable urban development. With rapid population growth and urbanization, the demand for adequate housing and a conducive settlement environment has become a pressing challenge (Morakinyo et al. 2023). Urban villages frequently take center stage in housing and settlement development initiatives, given their role as the smallest unit within the urban governance framework (Amalia and Fuadillah 2024).

Ujung Menteng stands out as a neighborhood grappling with multifaceted challenges in housing and settlement development. Situated in the city center, it contends with high population density and notable environmental considerations. Influential factors such as population growth, urbanization, and socio-economic shifts have significantly shaped housing and settlement development within this Kelurahan.

Housing conditions within Kelurahan Ujung Menteng exhibit a broad spectrum, spanning from well-appointed residences with ample amenities to substandard dwellings falling short of health and comfort standards.

Moreover, deficiencies in infrastructure and limited accessibility represent significant challenges within this locality. These circumstances directly influence the quality of life for the local populace and have the potential to catalyze broader socio-economic issues (Setiawan and Purnama 2020).

In order to effectively tackle the housing and settlement development challenges encountered by Ujung Menteng Village, it is imperative to acquire a thorough understanding of the prevailing conditions and the underlying factors shaping them. Consequently, this research endeavors to conduct a comprehensive analysis of the housing and settlement landscape within this kelurahan, with a specific focus on evaluating the availability of affordable housing, infrastructure quality, accessibility of essential amenities, and the resultant socio-economic ramifications.

This research endeavors to foster a deeper comprehension of the challenges and opportunities inherent in housing and settlement development within Ujung Menteng Village. The anticipated outcomes aim to furnish valuable insights for stakeholders, encompassing the local government, development agencies, and civil society, facilitating the formulation of sustainable policies, programs, and strategies pertinent to housing and settlements.

Ujung Menteng Village is situated in East Jakarta, specifically within the Cakung sub-district. It is home to approximately 33 thousand residents, occupying an area spanning 5.04 km<sup>2</sup>. The buildings within the Ujung Menteng vicinity encompass a variety of statuses, including self-owned structures, contracted premises, leased properties, and others (Wikipedia 2022).

According to available information, Ujung Menteng Village was initially situated within the West Java Province area, formerly known as Medan Satria Village, Bekasi Regency. In 1977, an administrative transfer occurred from West Java Province to DKI Jakarta Province, as stipulated in Government Regulation No. 45 of 1975 regarding Changes in Regional Boundaries (Wikipedia 2022). The delineation of boundaries for Ujung Menteng Urban Village is outlined as follows: (1) Bounded to the East by Medan Satria Urban Village, within the Cakung Sub-district; (2) Adjacent to the North is Cakung Timur Urban Village, located within the Cakung Subdistrict; (3) To the West lies East Cakung Urban Village, situated within the Cakung Subdistrict; (4) Adjacent to the south is Pulogebang Urban Village, situated within the Cakung Subdistrict.

In the Ujung Menteng village area, a significant portion of land has become unproductive due to the absence of a technical water system. However, in alignment with the government's directive concerning land utilization and the conversion of vacant land into productive assets, several parcels of idle land remain available. These areas are subsequently leased out and cultivated by tenant farmers (Soesilowati 2007).

Numerous issues plague the Ujung Menteng area, with road infrastructure problems being the most prevalent. These issues include deteriorating roads, insufficient environmental amenities, damaged waterways, among others.

This phenomenon underscores the inadequate provision of services and amenities to meet the needs of the local community in the Ujung Menteng area.

The objectives of this research are to identify, describe, interpret, and analyze the resettlement implementation process, including the interests and institutions involved in the identification and analysis of housing and settlements based on the gathered data. It is expected that this research will contribute to enhancing the quality of the area by providing constructive insights and recommendations.

### **Methods**

The research methods employed in this study encompass field surveys and data analysis. The field survey aimed to gather primary data directly from the research location, namely Kelurahan Ujung Menteng. This survey involved direct observations of existing housing and settlements, including their types, conditions, facilities, and accessibility. Additionally, data were collected through interviews with pertinent stakeholders, such as local government representatives, development agencies, and community members.

Moreover, the collected data will undergo analysis, utilizing two approaches: qualitative analysis and descriptive analysis. Qualitative analysis will involve examining data gathered from field surveys and literature studies thematically or content-wise, aiming to identify emerging patterns and gain insights into the community's perceptions and understanding of housing and settlements in Kelurahan Ujung Menteng.

The findings derived from data analysis will be interpreted to gain insight into the state of housing and settlements within Kelurahan Ujung Menteng. Conclusions will be drawn based on the outcomes of the field survey and data analysis, potentially encompassing recommendations for enhancing housing and settlements within Kelurahan Ujung Menteng sustainably.

### **Result and Discussion**

Utilizing the chosen case study, Ujung Menteng Village, two key aspects are considered: physical and non-physical.

1. **Physical Aspects:** The physical aspect comprises tangible, concrete elements that are directly observable (Susanty and Sukowiyono 2019). It encompasses features related to objects, structures, and the physical characteristics of an object or environment. Examples of physical aspects within the context of housing and settlements include topography, buildings, infrastructure, vegetation, road

network patterns, and geological conditions. Physical aspects are quantifiable, identifiable, and modifiable (Susanty and Sukowiyono 2019).

2. Non-physical Aspects: Non-physical aspects encompass abstract elements that are not directly observable and pertain more to social, psychological, cultural, and policy dimensions (Susanty and Sukowiyono 2019). They comprise aspects that cannot be easily quantified or have a tangible form but exert a substantial influence on an environment or situation. Examples of non-physical aspects within the housing and settlements context include social dynamics, economic factors, security, quality of life considerations, government policies, and community preferences. These aspects often revolve around perceptions, opinions, and interpersonal relationships (Susanty and Sukowiyono 2019).

In the realm of housing and settlements, a comprehensive grasp of both physical and non-physical facets is imperative for strategizing, advancing, and enhancing the quality of living environments. Integrating these dimensions facilitates tackling multifaceted challenges and enhances informed decision-making in the pursuit of designing sustainable housing, fulfilling societal requisites, and enhancing community welfare.

#### A. Physical aspects

Initially, physical data acquired from the case study of Ujung Menteng Village encompass the natural environment, facilities, and infrastructure.



Figure 1  
Physical aspects

In the image above, the natural environment depicted in Ujung Menteng Village includes a river featuring a prominently displayed prohibition sign. The banner indicates that littering in the vicinity of the river is strictly prohibited.

The presence of residents disposing of fecal waste into the Ujung Menteng river poses a significant issue requiring prompt attention and intervention. Addressing this matter is crucial for preserving cleanliness, public health, and environmental sustainability.

The practice of depositing fecal matter directly into the Ujung Menteng River exerts deleterious effects on both the environment and the well-

being of the local populace. The resultant pollution burden jeopardizes the quality of river water and the integrity of the surrounding ecosystem. Moreover, human feces harbor numerous pathogens and disease-causing microorganisms, posing a potential health hazard to nearby residents, particularly those reliant on river water for their daily activities.

This phenomenon underscores the significance of fostering environmental awareness and education within the community concerning the criticality of sound sanitation practices. It necessitates endeavors to enhance knowledge and comprehension regarding the importance of effective human waste management, encompassing the utilization of appropriate and hygienic toilet facilities. Moreover, concerted actions are imperative to ensure equitable access to adequate sanitation facilities, particularly for marginalized communities.

Furthermore, rigorous enforcement of laws against the unlawful disposal of fecal matter into the river is imperative. This necessitates collaboration among the local government, pertinent agencies, and the community in monitoring, reporting, and prosecuting perpetrators of such illicit activities. Stringent penalties should be enforced as a deterrent against violations.

In the long term, sustained endeavors are essential to enhance sanitation and waste management systems in the Ujung Menteng area. This entails the establishment of robust sanitation infrastructure, including the implementation of sewer networks and efficient waste treatment facilities. Additionally, raising awareness, fostering active community engagement, and ensuring regular supervision and maintenance are pivotal factors in preserving overall environmental cleanliness.

Through collective action and fostering positive behavioral changes, it is anticipated that the issue of illegal dumping in the Ujung Menteng river can be effectively addressed, thereby fostering a cleaner, healthier, and more sustainable environment for the well-being of the community.

Additionally, the amenities available in the Ujung Menteng area include schools, mosques, government buildings, and healthcare facilities.

1. Schools in Ujung Menteng Village serve a crucial role in delivering quality education to the younger generation. With dedication and commitment, schools in Kelurahan Ujung Menteng aim to become inspiring institutions, offering meaningful education to each student. This endeavor aims to nurture successful, competitive individuals who positively contribute to society.

Schools in Kelurahan Ujung Menteng play a pivotal role in fostering inspiring learning environments and facilitating students' holistic development. Here are some of the activities conducted by schools in Kelurahan Ujung Menteng: (a) Diverse extracurricular programs: The school offers a comprehensive range of extracurricular activities for

students, spanning sports, arts and culture, language studies, and science and environmental initiatives. These programs afford students the opportunity to explore their interests and talents beyond the confines of the academic curriculum, thereby enhancing their overall learning experience; (b) Environmental and hygiene initiatives: Schools actively engage in activities centered on environmental stewardship and hygiene.

For instance, they may organize tree-planting initiatives, environmental clean-up drives, or campaigns aimed at reducing plastic waste. These endeavors are geared towards cultivating students' awareness regarding the significance of upholding a clean and healthy environment; (c) Collaboration with local communities: Schools forge partnerships with the local community in Ujung Menteng Village. They may collaborate with non-governmental organizations or local institutions to orchestrate social activities, community services, or developmental projects. These partnerships facilitate students' comprehension and application of the principles of social responsibility and care towards the surrounding community; (d) Guidance and Counseling Program: The school offers a comprehensive guidance and counseling program designed to assist students in navigating personal, emotional, and academic hurdles. This program is structured to furnish students with the necessary support and guidance to address challenges effectively and unlock their full potential; (e) Character and Ethics Building: The school places particular emphasis on fostering the character and ethics of its students. It orchestrates activities aimed at cultivating traits such as honesty, discipline, respect, cooperation, and empathy. The objective is to cultivate students of integrity, responsibility, and sound moral principles; (f) Student Empowerment Program: The school administers a student empowerment program aimed at imparting interpersonal, leadership, and teamwork skills. This initiative engages students in decision-making processes, event coordination, and community engagement activities, fostering their confidence and capacity to make meaningful contributions.

Through involvement in these diverse activities, schools in Kelurahan Ujung Menteng foster an environment conducive to students' comprehensive development. They prioritize not only academic education but also emphasize character cultivation, social aptitude, and community involvement. These initiatives aid in nurturing students into empathetic, critical-thinking, creative, and responsible individuals.



Figure 2  
Al-Jihad Jami Mosque

2. The Jami Al-Jihad Mosque, situated prominently in Ujung Menteng Village, serves as a place of worship imbued with spiritual resilience and societal commitment. With its remarkable architecture and profound significance, the mosque serves as a steadfast sanctuary for Muslims in their quest for enlightenment, fostering a positive influence on the surrounding community. Upon entering this mosque, worshippers are enveloped by an ambiance of tranquility and serenity. Within its walls, they immerse themselves in the magnificence of God through congregational prayers, daily worship, and various religious engagements. The Jami Al-Jihad Mosque serves as a conduit that fosters a profound connection between the heart and soul of worshippers and their Creator, thereby reinforcing spiritual ties and enriching religious comprehension. The Jami Al-Jihad Mosque serves as a symbol of social compassion that radiates throughout Ujung Menteng Village. Fostering a spirit of solidarity, the mosque initiates charitable programs, including the provision of food aid, healthcare assistance, and various social endeavors. Through empowering its congregation and engaging the surrounding community, the mosque actively contributes to alleviating the hardships faced by the less fortunate.

Masjid Jami Al-Jihad also functions as a hub for religious education, enlightening the hearts and minds of the younger generation in Ujung Menteng Village. Through recitation programs and religious classes, the mosque offers educational opportunities that reinforce religious values among students. Equipped with a profound understanding of their faith, the younger generation can integrate Islamic teachings into their daily lives and emerge as leaders imbued with integrity.

Furthermore, the mosque serves as a gathering venue and focal point for fostering interfaith relations in Ujung Menteng Village. Through interfaith dialogue sessions, collective deliberations, and collaborative initiatives, the Jami Al-Jihad mosque advocates for mutual respect and tolerance among religious communities. Cultivating an atmosphere characterized by attentive listening and appreciation for diversity, the mosque endeavors to cultivate harmony and nurture a sense of camaraderie among residents.

The Jami Al-Jihad Mosque, with its captivating grace, embodies the spiritual grandeur and communal conscientiousness of Ujung Menteng Village. Through its compassionate and committed endeavors, the mosque extends an open invitation to all individuals to come together in faith, collaborate towards benevolent endeavors, and cultivate a resilient and empowered community.





Figure 3  
Government building in Ujung  
Menteng Village

3. The government building in Kelurahan Ujung Menteng holds a pivotal role as a vital administrative and public service hub for governing affairs at the kelurahan level. It serves as the central office for local government officials, facilitating governmental operations, and fostering community engagement.

Functions of Government Buildings: (a) Administrative Center: The government building serves as the administrative hub of the kelurahan, facilitating diverse administrative tasks such as resident data recording, permit issuance, and document filing. It encompasses multiple governmental departments and units, spanning from the kelurahan to the subdistrict, and affiliated agencies; (b) Public Services: Government buildings also function as essential service hubs for the community. Here, citizens can submit applications, gather information, and address various administrative requirements, including obtaining certificates such as birth certificates, death certificates, and more. This service is designed to ensure convenient access and enhance public satisfaction in engaging with governmental processes; (c) Coordination and Meetings: The government building serves as a venue for meetings and coordination among government representatives, stakeholders, and the community in executing governmental functions. Various meetings, including coordination sessions, neighborhood gatherings, working groups, and community assemblies, are convened in this facility to deliberate on diverse matters and formulate decisions pertaining to development initiatives and public service provision; (d) Reading and Information Rooms: Some government buildings also offer reading rooms or public information centers. In these spaces, individuals can access a range of information pertaining to government programs, public policies, and social initiatives within the kelurahan. This initiative is aimed at enhancing government transparency and expanding public access to information.

Representative and authoritative government buildings play a pivotal role in fostering public trust in the local government. Architecturally appealing designs, comfortable environments, and well-equipped facilities can signify the professionalism, transparency, and advancement of the government. Moreover, a well-functioning building can enhance the

efficiency and effectiveness of government officials in delivering high-quality public services.



Figure 4  
Healthcare facility

4. Adequate health facilities play a crucial role in addressing the community's medical and health service requirements. In Kelurahan Ujung Menteng, various types of health facilities are available with the aim of ensuring accessibility to healthcare services and enhancing the overall quality of life for the community.

The Puskesmas (Community Health Center) in Ujung Menteng Village serves as a primary health facility with a crucial role in delivering essential health services to the local community. Puskesmas acts as a focal point for public health service delivery, emphasizing promotive, preventive, curative, and rehabilitative measures.

Functions of the Community Health Center: (a) Primary Health Care Services: The Puskesmas in Kelurahan Ujung Menteng provides primary health services to the community, encompassing routine health checks, general medication, immunizations, and medical consultations. Puskesmas also plays a crucial role in early disease detection and providing timely intervention to prevent more severe illnesses; (b) Public Health Programs: The Puskesmas serves as the implementer of public health programs in Kelurahan Ujung Menteng. These encompass initiatives such as immunization, communicable disease eradication, maternal and child health, environmental health, and health promotion. The Puskesmas plays a pivotal role in disseminating information, providing education, and offering support to the community to uphold health standards and prevent diseases; (c) Treatment and Referral: The Puskesmas in Kelurahan Ujung Menteng also plays a crucial role in providing treatment and referrals for patients with conditions that necessitate advanced care. Puskesmas can offer medical treatment for cases that do not necessitate hospital services, while patients with more serious conditions will be referred to higher-level health facilities, such as hospitals; (d) Initial Health Checks: Puskesmas is also responsible for conducting initial health checks for administrative purposes, such as health assessments for employment, educational permits, or travel purposes. This includes physical examinations, basic laboratory tests, and other necessary medical evaluations; (e) Counseling

and Education: Health centers play a vital role in providing health counseling and education to the community. Through activities such as seminars, workshops, and discussion groups, health centers offer valuable information on disease prevention, healthy lifestyles, nutrition, hygiene, and other health-related topics.

Through these roles and functions, the Puskesmas in Ujung Menteng Village plays a crucial role in meeting the health needs of the local community. With a quality health center, it is expected that the community can access affordable, effective, and quality health services, while also increasing awareness and participation in maintaining health and preventing disease.

**B. Non-physical aspects:**

The non-physical aspects of the residential area in Ujung Menteng encompass elements that are not readily visible but exert a significant influence on the quality of life and community welfare. The following are some of the non-physical aspects present in the Ujung Menteng residential area:



Figure 5  
Social and community

1. **Social and Community:** This aspect encompasses social relations, interactions, and diversity within the Ujung Menteng community. Solidarity among residents, a sense of togetherness, mutual assistance, and harmonious social interactions are crucial factors in cultivating a resilient and supportive community.



Figure 6  
Culture and identity

2. Culture and Identity: The Ujung Menteng residential area possesses a unique and distinctive cultural identity. The local cultural heritage, traditions, customs, and arts existing within the community reflect a rich cultural heritage that requires preservation and maintenance.



Figure 7  
Society participation

3. Community Participation: This aspect involves the active involvement of the community in decision-making and the management of residential areas. Community participation allows residents to play a role in the planning, development, and management processes of their neighborhood, thereby fostering a greater sense of ownership and responsibility for the area in which they live.



Figure 8  
Security and orderliness

4. Security and Order: This aspect encompasses the security and order within the residential area. The presence of law enforcement agencies, an effective security system, and public awareness of personal and neighborhood security are important elements in creating a safe and secure environment.



Figure 9  
Health and well-being

5. Health and Welfare: Health and well-being are crucial aspects in residential areas. Access to health facilities, public health programs, sports facilities, and awareness of healthy lifestyles are factors that significantly impact the quality of life and well-being of the community.



Figure 10  
Education and knowledge

6. Education and Knowledge: This aspect encompasses access to quality education and sufficient knowledge in residential areas. The presence of good schools, libraries, and informal education programs can facilitate the learning and potential development of young residents, enhancing the overall literacy and knowledge of the community.



Figure 11  
Environment

7. Living Environment: This aspect encompasses awareness and concern for the environment in residential areas. Practices that are environmentally friendly, such as effective waste management, reforestation, and nature conservation, are crucial for maintaining the sustainability of the residential environment.

Considering the non-physical aspects mentioned above in the management of the Ujung Menteng residential area can enhance the quality of life, foster strong social relationships, and reinforce cultural and community identity. This contributes to the development of a sustainable and harmonious residential area that meets the needs and aspirations of the community.

## Conclusions

In analyzing housing and settlements in Ujung Menteng, several important factors have been identified. The following conclusions can be drawn from the analysis: (1) The physical factors of housing, such as building conditions, infrastructure, and public facilities, play an important role in determining the quality of life and comfort of the community in Ujung

Menteng. Attention should be given to infrastructure maintenance and repair, as well as improving the accessibility of public facilities; (2) The quality of the residential environment significantly impacts people's well-being. Factors such as environmental cleanliness, sustainability, and the availability of parks or green open spaces need to be considered to create a healthy and comfortable living environment; (3) Strong social and community aspects in settlements are important factors. Maintaining and strengthening solidarity, social interaction, community participation, and cultural diversity are essential to foster a harmonious and mutually supportive community; (4) The availability and accessibility of public services, including schools, health centers, and public transportation, are crucial factors in meeting community needs. Attention to improving adequate public facilities and services around settlements is necessary; (5) The economic conditions of people in settlements need to be carefully considered. The development of employment and business opportunities around settlements can contribute to improving the economic welfare of the community; (6) Ensuring the sustainability of housing and settlement development policies and planning is crucial. This requires adequate regulations, community participation in decision-making, and alignment between policies and community needs to ensure sustainable development that meets community expectations.

In conclusion, housing and settlements in Ujung Menteng need comprehensive consideration across physical, social, economic, and environmental aspects. Infrastructure development, public services, environmental cleanliness, social solidarity, and sustainable policies and planning are crucial factors that must be addressed to enhance the quality of life and welfare of the community in the area.

### **Suggestions**

In maintaining and improving the physical infrastructure of housing and settlements in Ujung Menteng, investment is essential. It is necessary to allocate funds for the maintenance of roads, bridges, waterways, electricity, sanitation, and other public facilities to ensure their proper functioning and safety for use by the community. Improving the availability and quality of green open spaces in the Ujung Menteng settlement is essential for enhancing the quality of life and health of the community. Expanding parks, playgrounds, and recreational areas that offer places for residents to relax, exercise, and engage socially will bring positive benefits to the community. It is also important to implement sustainable environmental management practices in Ujung Menteng housing and settlements. This includes efficient waste management, the utilization of renewable energy, water conservation, and the implementation of green building concepts. Communities can also be encouraged to participate in recycling activities and maintain cleanliness in the surrounding environment. By implementing these suggestions, it is anticipated that housing and settlements in Ujung Menteng can become safe, comfortable, and sustainable places to live. This will enhance the quality of life for residents, strengthen social ties within the community, and create a healthy and empowering environment for the local community.

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