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Instituto de Planeamiento Urbano y Regional - Brian Alejandro Thomson

**Políticas Urbanas
Gestión Territorial y
Ambiental
para el Desarrollo Local**

4 y 5 de junio de 2015

áreas temáticas

**Políticas públicas urbanas
Revitalización de áreas urbanas
Movilidad y conectividad física
Uso de suelo urbano
Sustentabilidad urbano ambiental
Paisaje y morfología urbana**

6° Seminario sobre Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local

Resistencia (Chaco) 4 y 5 de junio de 2015

Los días 4 y 5 de junio del año 2015 se realizará en la sede de la Facultad de Arquitectura y Urbanismo de la Universidad Nacional del Nordeste, el Seminario Internacional sobre "**Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local**", organizadas por investigadores del Instituto de Planeamiento Urbano y Regional (IPUR) Brian Alejandro Thomson (BAT).

El presente Seminario, orientado a contribuir en la generación, debate y difusión de trabajos relacionados con Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local, es la continuidad de un proceso iniciado en el año 2007 y que luego se replicó con éxito en los años 2008, 2009, 2011 y 2013 las ciudades de Resistencia y Corrientes. El producto de cada uno de estos eventos se tradujo en publicaciones digitales que recopilan una importante producción de Ponencias tanto locales como nacionales e internacionales.

En este marco se aborda nuevamente la problemática territorial y urbana, a fin de promover el conocimiento y difusión de las experiencias disciplinares, en materia de diseño, gestión y aplicación de políticas y estrategias urbano-ambientales así como de planificación física, que promuevan un mejor aprovechamiento y ocupación racional del territorio y los recursos en general, de nuestras ciudades.

Se invita a los docentes, investigadores, becarios y adscriptos que desarrollan trabajos sobre las temáticas del Seminario, así como y a dirigentes, gobernantes, funcionarios y gestores de la ciudad a presentar sus trabajos de investigación y experiencias de gestión, en formato de ponencias sobre los temas propuestos:

AREAS TEMATICAS

- Políticas publicas urbanas
- Revitalización de áreas urbanas
- Movilidad y conectividad física
- Uso de suelo urbano
- Sustentabilidad urbano ambiental
- Paisaje y morfología urbana

NORMAS DE PRESENTACIÓN DE PONENCIAS

El archivo conteniendo el trabajo debe estar editado en una sola columna, tener una extensión máxima de 20 hojas, pudiendo contener tablas, figuras y/o gráficos insertos en el mismo. Los trabajos completos deben ser enviados **hasta el día lunes 27 de abril** del año 2015, por e-mail a la siguiente dirección:

ipur-bat@hotmail.com.ar

Los ítems a desarrollar deben respetar la siguiente disposición:

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Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local
 6th Seminar of Urban Policies Environmental Land Management for Local and Regional Development

**An Implementation Strategy of the Adaptive Reuse Concept for
 Historical Old Buildings within the Jakarta Old Town Area**

RETDIA SOFIANA¹
ARI WIDYATI PURWANTIASNING²
ANISA³

Department of Architecture
 Faculty of Engineering
 Universitas Muhammadiyah Jakarta

¹retdia.fikr@gmail.com

²arwityas@yahoo.com

³sasa909691@yahoo.com

ABSTRACT *Development within a city, particularly a capital city, can have many impacts that are both positive and negative. These impacts can have a big influence on the image of a city. Some development can provide many tall buildings with such a modern concept, perhaps, giving a positive impact to the development of the city however, on the otherhand, such modern developments can have negative impacts, such as within the historical areas within a city. Many old buildings within historical areas are at risk of degradation in terms of economic, social and cultural values, and their replacement by many new modern buildings has, eventually, encouraged both local and central government to deliver on a concept to maintain those historical old buildings within a historical area for tourism. Many abandoned historical old buildings can create a bad image for a city, however they can become an attractive place to be visited and that can become part of the identity of the city. Preservation and revitalization activities within Jakarta Old Town, for example, can become a major issue for the local government of Jakarta to handle and, indeed, this historical area can become a significant part of the identity of Jakarta with an important role to play in the development of the city of Jakarta, in general, and an important part of cultural life.*

One of the appropriate solutions to revitalization of an abandoned historical area, as well as abandoned historical old buildings, is by applying new functions, i.e. a conservation concept known as adaptive reuse. Many developed countries in the world have successfully adopted this concept in an effort to preserve historical assets. Although this adaptive reuse concept is seen as an appropriate solution, there are always negative responses from many parties because many values can be overlooked in its adoption.

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Keywords: Strategy, adaptive reuse, historical old building, Jakarta Old Town

INTRODUCTION

An activity for preservation of historical old buildings has been regarded as a strategic approach for the development of the city because the activity of preservation can guarantee sustainability of life values within the process of development. The activity of historical old

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building preservation can be encouraged by implementing incentives and disincentives and within Indonesia, such a concept has been delivered within regulations for the preservation of old buildings.

The process of preservation of old buildings, generally known as conservation, can be divided according to the level of activities and the degree of change; these can be divided into preservation, restoration, consolidation, adaptive reuse, reconstruction and replication. In this research, a case study has been conducted to explore the application of adaptive reuse as a conservation concept for a historical old building; the building of Rotterdam Internatio, known as the PT PPI/ ex Tjipta Niaga Office, has been chosen as a case study. This building has been categorized as a Grade A listed building within the conservation area of Jakarta Old Town. Physically, the building is in a very bad condition, though it should be preserved as it is regarded as a significant part of trading life within the Jakarta Old Town area. An application of an adaptive reuse concept is considered an appropriate solution for this building, as it has a very strategic location within the Jakarta Old Town area which is visited everyday by many tourists, whether domestic or international visitors.

The basic conservation concept is to preserve and protect beautiful historical places that are valued in social, economic and cultural terms, so that they are not changed or destroyed. The reactivation, reuse or the provision of a new function for an old building that ought not to be abandoned can be a strong approach to conservation, depending on the feasibility and the needs of the community. Adaptive reuse can be defined as the rebuild of an old building for a new function, with this concept being considered an efficient way to protect old buildings with the major changes happening inside the building, i.e. change to the interior to enable a new function.

THE THEORY OF ADAPTIVE REUSE

Adaptive re-use is a conservation concept considered to be an effort to preserve and protect an old building and, generally, undertaken as an alternative solution for the protection and preservation of historical buildings through transformation of an old function into a new one that has more use for the surrounding area and its current community. Usually, this adaptive re-use concept is described as a structural process, with the old function of a building developed with a new function to accommodate a new need that will also enhance the economy value of the building. This concept not only brings back the architectural physical performance but also respects the historical value of the building and can bring a positive impact to the area and to the community.

There are pros and cons to the implementation of the adaptive reuse concept, with some parties considering that old buildings damage the image of a city and having the view that old buildings should be destroyed due to the drop in their economic value over time. Furthermore, such parties may also consider that old buildings may not be easily updated for a new function through the adoption of the adaptive re-use concept. Modern architecture may not fit with the transformation of old buildings and indeed, in many capital cities across the world, as an appropriate solution to enhance the quality of the environment and quality of life for the community, many governments have destroyed old buildings to make way for new development.

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However, there are a number of reasons why other parties still try to keep historical areas with many historical old buildings and such parties have sought to convince local and central government of the importance of preservation of historical areas. Such an area can become a big asset for a country through the promotion of the area as a tourist destination. There are several potential benefits in applying the concept of adaptive reuse for old buildings within historical areas, as follows:

1. Creation of historical and cultural resources through the preservation of old buildings and historical areas and the historical values embodied within them;
2. Enhancement of the quality of the environment and the quality of life for the community, particularly in economic terms;
3. Support of a conservation strategy for upgrading the environment;
4. Enhancement of the value of the area in economic, social and cultural terms;
5. The bridging of the old life with the present life through exploring ways of adapting historical old buildings with new functions.

ADAPTIVE REUSE IN ASIA

In some countries, the concept of adaptive reuse is also known as building conversion, i.e. the conversion of an old function into a new function without changing architectural physical performance and by keeping the value of the old building to act as a reminder of its history. Asian countries that have many historical areas within their capital cities have been adopting the concept of adaptive reuse for many years. Singapore, for instance, is regarded as having been successful in applying the concept of adaptive reuse; there are many buildings within this country which have been transformed with new functions.

The Area of Clarke Quay and Boat Quay, Singapore

Clarke Quay and *Boat Quay* are designated conservation areas within Singapore. The areas are in an area surrounding the Singapore River that was neglected with many slums settlements within it. These poor conditions encouraged the government to enhance the environment through having new functions within the old buildings near to the river. Old buildings that had been warehouses for the port area were transformed into cafes, bars and restaurants, and this area has become an important area of Singapore for tourism. Purwantiasning (2010) has previously discussed how the government of Singapore had been applying the concept of adaptive reuse for maximization of the use of the old buildings surrounding the Singapore river; with only minor changes to the facade, the main architectural concepts of Chinese architecture were kept. The function of the interior had been changed completely from a warehouse to cafes, bars and restaurants, which has provided more benefits for the government. The area of Clarke Quay and Boat Quay have been transformed and a pedestrian area has now been established as a comfortable area for walking and enjoying the scenery.

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Figure 1: An old area of Clarke Quay and Boat Quay Singapore

(Source: Urban Redevelopment Authority, 2013)

Figures 2,3 and 4: The area of Clarke Quay and Boat Quay have been transformed with new functions, i.e. cafes, bars and restaurants area for tourists, whether domestic or international visitors

(Source: private documentation, 2013)

MICA Building, Singapore

This is a famous building in Singapore that has been regarded as a successful one in application of the adaptive reuse concept. Built in 1934 as the *Old Hill Street Police Station (OSHPS)*, the biggest government office at that time. A new function was given to this building, and it is presently known as *MICA (Ministry of Information, Communication and Arts)*. The main changes to this building has been the colour of the windows; all of the 911 windows have been painted in different colours, i.e. green, red, yellow and blue to attract visitors.



Figure 5: The MICA building with its 911 coloured windows

(Source: Private documentation, 2013)

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STRATEGY OF ADAPTIVE REUSE

The successful implementation of the adaptive reuse concept cannot be separated from the applied strategy employed. There are several strategies that can be used or that are necessary for the implementation of the concept of adaptive reuse that can be defined as follows:

1. Strong political will from the government in encouraging the process of revitalization;
2. The formation of an institution that can handle the historical site that should have a group of stakeholders, such as government officials, people from the private sector, architects, planners, and the community;
3. Delivery of a mixed use concept that is integrated with development within the city;
4. The presence of a unique and competitive district economic identity to compete with other urban areas.

AN APPLICATION OF ADAPTIVE REUSE WITHIN JAKARTA OLD TOWN

The Jakarta Old Town Area is one of many remaining historical sites from the colonial period that serve as a reminder of that period. Within this area, there are many old buildings that are representative of historical architecture and values of the time. Although some old buildings still remain with the same appearance, there are also some old buildings that have been abandoned for many years. As such, there is potential for a very bad image to be given of a city that is the capital city of Indonesia; since Jakarta Old Town Area is significant historical site for Indonesia it has the potential to represent the identity of Jakarta. This situation has encouraged the local government of Jakarta to initiate a Preservation group for Jakarta Old Town and a legal company PT Pembangunan Kota Tua Jakarta which has responsibility for the handling of problems related to the old abandoned buildings within Jakarta Old Town and the development of this historical site without destroying the inherent historical value of the site. There are several initiatives that could make the Jakarta Old Town area a better place, with such initiatives having been delivered by the local government so as to minimize problems; these initiatives can be defined as follows:

1. Initiation of a creative community and creative economy industry;
2. Implementation of the concept of adaptive re-use;
3. Implementation of the concept of function infill/ new activities within public spaces;
4. Implementation of improvement to heritage facades.

As one of the above concepts, adaptive reuse has been regarded as a perfect solution for the abandoned historical old buildings within the Jakarta Old Town Area. The condition of Tjipta Niaga Building within the Jakarta Old Town Area is very bad and it has been abandoned for many years. As one of the assets of the PT PPI, the Tjipta Niaga Building has been chosen as a potential one for conservation through application of the adaptive reuse concept.

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It has been supported because:

1. The Tjipta Niaga Building has a big area compared with other buildings within the area, and so it could be perfect for conversion to a hotel or gallery;
2. The Tjipta Niaga Building has been neglected for years and is in bad condition, and so conservation has become necessary;
3. The Tjipta Niaga Building was chosen by the owner (PT PPI) for revitalization by giving it a new function as a hotel which can be connected to a gallery in the Old Town Market.



Figure 6: Map of three Buildings of the PT PPI
(Source: private documentation, 2014)

There are some principles that have become a foundation for how revitalization and conservation should be implemented and extended within Jakarta Old Town Area, as follows:

1. Identity of the City and Sense of Place

Many historical old buildings within Jakarta Old Town had been defined as providing a link between the past and the present, from one generation to another and from time to another. Furthermore, those historical old buildings have potential to become a significant part of the identity of the city, a particularly important goal given that Jakarta is the capital city of Indonesia.

2. Historical Value

Historical old buildings could become a witness to the particular history of the city, especially given the links of Jakarta to Holland, to Portugal and to Japan. By preserving those historical old buildings within Jakarta Old Town, it means that respect is given to our history.

3. Architectural Value

Preservation of historical old buildings can be defined as a form of protection of the architectural value within the buildings. It can show that in olden times, architects from the period could design a masterpiece, and those masterpieces can remain up to current times.

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4. Education Value

The designation of conservation area to a historical site can be explored by all parties with different educational backgrounds; the area can become a real-life library for all academics and can be explored by students, architects, archaeologists, anthropologists and planners as well as the general public.

5. Inspiration Source

The existence of Jakarta Old Town Area as a conservation area can become a source of inspiration for all related parties and it can show a link between the past and present time.

6. Quality enhancement

The process of revitalization and conservation of historical areas can enhance the quality of environment, the quality of physical buildings and/or the quality of the social economy of the community within an area.

This research has revealed some of the problems faced within the Jakarta Old Town Area that ought to be highlighted prior to the process of revitalization commencing; these include:

1. Degradation of public services within the Jakarta Old Town Area;
2. Due to the costs for the owners of old buildings there can be low levels of maintenance which can lead to buildings becoming neglected and derelict;
3. The low budget for supporting building maintenance and recovery can lead to the area becoming a slum area;
4. There is a characteristic of egocentricity and carelessness within the community with regard to the existence of historical old buildings;
5. A lack of knowledge of methods for the preservation of historical old buildings.

Given the above problems, there should be appropriate efforts to implement the concept of conservation and preservation for Jakarta Old Town as follows:

1. Implementation of a reconstruction process to rebuild some parts of the old buildings that have already destroyed;
2. The breathing of new life into old buildings, so that the building can function as well as before despite having a different function;
3. The delivery of some funding to the owners of old buildings who have financial problems;
4. Encouragement for all levels of the community to be active within historical old building conservation by providing knowledge about building preservation (e.g. seminars, workshops, short courses, etc);
5. Measures should be taken to ensure conservation activities are sustainable, so that all the old buildings within the Jakarta Old Town Area can be maintained continuously and so that it can become an attractive place for tourists, whether locals or international visitors.
6. The area surrounding Jakarta Old Town Area should be maintained as well by, for example, applying a pedestrianization concept, so that it can become a comfortable and safe place for tourists.

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CONCLUSION

The establishment of a new function for historical old buildings should be integrated with many aspects including economic, social and cultural factors. Economically, the application of adaptive reuse can give a big contribution for enhancing the value of old buildings. The cost of the maintenance of old buildings should be funded by a new function application, either from building rental or from redistribution. With respect to tourism and social and cultural factors, this strategy can encourage all the community to have respect for the historical area and its historical building and has the potential to attract local and international tourists by maintaining the historical area as an integral part of the identity of the city.

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No. : 76 /F.4.-UMI/V/2015

Menindak lanjuti surat dari Ketua Jurusan Arsitektur Nomor : 136/F4.ARST.UMI/V/2015 tanggal 7 Mei 2015, dan dalam rangka kerjasama Jurusan Arsitektur Fakultas Teknik Universitas Muhammadiyah Jakarta dengan Facultad de Arquitectura y Urbanismo Universidad Nacional del Nordeste Resistence Argentina, Dekan Fakultas Teknik Universitas Muhammadiyah Jakarta menugaskan :

Nama : Ir. Ari Widyati Purwantiasning, MATRP., IAI.
NIDN : 03.030172.01
Jabatan : Dosen Jurusan Arsitektur Fakultas Teknik UMI.

Untuk menjadi Dosen Tamu dan memberikan kuliah dalam rangka program Lecturer Exchange (Pertukaran Dosen Tamu), yang akan dilaksanakan pada :

Waktu : Tanggal 28 Mei – 10 Juni 2015
Tempat : Resistencia, Argentina

Demikian surat tugas ini disampaikan kepada yang bersangkutan untuk dapat dilaksanakan dengan sebaik-baiknya.

Jakarta, 20 Mei 2015

Dekan

Dr. Hj. Mutmainah, S.Sos. MM.

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SEMINARIO

Políticas Urbanas
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para el Desarrollo Local

I.P.U.R.



UNIVERSIDAD NACIONAL DEL NORDESTE
FACULTAD DE ARQUITECTURA Y URBANISMO

Por la presente se certifica que

ARI WIDYATI PURWANTIASNING

Asistió en carácter de EXPOSITOR al VI Seminario
**POLÍTICAS URBANAS, GESTIÓN TERRITORIAL Y AMBIENTAL
PARA EL DESARROLLO LOCAL**

Con el trabajo denominado

**AN IMPLEMENTATION STRATEGY OF THE ADAPTIVE REUSE CONCEPT FOR
HISTORICAL BUILDINGS WITHIN THE JAKARTA OLD TOWN AREA**

Organizado por el Instituto de Planeamiento Urbano y Regional (IPUR) Brian Alejandro Thomson (BAT) en el marco del Proyecto de Investigación Acreditado "Políticas Urbanas en las Provincias de Corrientes y Chaco. Planificación, Gestión y Evaluación de sus Procesos de Urbanización" y la "Red de Políticas de Revitalización de Áreas Metropolitanas. Una mirada comparativa de experiencias en países componentes de esta red" aprobado por Resolución N° 4426/14 de la Secretaría de Políticas Universitarias (SPU) del Ministerio de Educación de la Nación. En la Facultad de Arquitectura y Urbanismo, los días 04 y 05 de Junio de 2015.

Resistencia, 05 de Junio de 2015.

Arq. Carlos Osvaldo SCORNIK
DIRECTOR IPUR BAT - PRESIDENTE DEL COMITÉ CIENTÍFICO
VI SEMINARIO POLÍTICAS URBANAS, GESTIÓN TERRITORIAL Y
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Arq. Gustavo Orlando CACERES
DECANO
FACULTAD DE ARQUITECTURA Y URBANISMO
Universidad Nacional del Nordeste