

# Sustainable Housing Analysis of Middle-Upper Class in Bogor City: Case Study of Tamansari Cyber Bogor = Analisis Perumahan Sustainable untuk Kelas Menengah ke Atas di Bogor: Studi Kasus Tamansari Cyber Bogor

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## Abstrak

Sampai sekarang, mayoritas kegiatan ekonomi tersentralisasi di Jakarta dan salah satu masalah yang sedang diperbincangkan akibat hal tersebut adalah kurangnya keberadaan rumah yang jumlahnya sudah mulai disusul oleh permintaan. Salah satu opsi para pekerja yang memiliki okupasi di Jakarta adalah mencari tempat tinggal yang berada di sekitar Jakarta seperti kota Bogor. Seiring berjalannya perkembangan pembangunan, perumahan-perumahan mulai dibangun dalam pola konstruksi yang tidak terlalu memperhatikan keberlanjutan atau sustainability dari perumahan tersebut. Keberlanjutan atau sustainability adalah sebuah aspek yang harus mulai diperhatikan demi kelangsungan hidup yang lebih baik. Perumahan yang berkelanjutan diharapkan dapat meningkatkan kualitas hidup para penghuni seperti dalam aspek ekonomi, sosial, dan lingkungan. Analisis terhadap faktor sukses, faktor kegagalan dan keberlanjutan dari sebuah perumahan di Bogor dapat menjadi penting untuk menjadi referensi untuk pembangunan-pembangunan perumahan tapak di Bogor, ataupun untuk Indonesia kedepannya.

.....Currently, the majority of economic activities have been centralized in Jakarta, and one of the issues being discussed as a result is a lack of housing, the numbers of which have begun to be surpassed by demand. One option for workers with jobs in Jakarta is to find a place to live in the surrounding area, such as the city of Bogor. As development progresses, housing begins to be built in a construction pattern that does not prioritize the housing's sustainability. Sustainability or sustainability is an aspect that must be considered in order to survive. Sustainable housing is expected to improve residents' economic, social, and environmental well-being. An analysis of success factors, failure factors and the sustainability of housing in Bogor can be important as a reference for landed housing developments in Bogor, or for Indonesia in the future. This research is done by spreading out questionnaires to the residents of Tamansari Cyber and its developer and also analyzing the houses' sustainability based on the available sustainability standards. It is concluded that factors that are critical when it comes to developing a sustainable housing are related to the comfortability of the residents which covers the durability and security, affordable price, good accessibility to nearby facilities, healthy environmental quality, integrated design, good marketing, and good communication between parties involved in the development of the housing. It is also concluded that the housing that are analyzed in this research mostly fulfill the criteria from the Indonesian standard, however the housing still does not apply any sustainable innovations which already applied in countries outside of Indonesia.