The Impact of Corridor "Mastery" on Benhil II Flats, Central Jakarta

Mutia Dhirgawati[1] Fermanto Lianto[2]

[1]Master Program of Architecture, Faculty of Engineering, Universitas Tarumanagara, Jakarta 11440, Indonesia
[2]Master Program of Architecture, Faculty of Engineering, Universitas Tarumanagara, Jakarta 11440, Indonesia
Email: fermantol@ft.untar.ac.id

ABSTRACT

The problem of limited space due to overcrowding in flats is still common in several areas, one of which is the Benhil II flat. This condition has resulted in some residents exercising "mastery" over public spaces to carry out their privacy activities, such as placing their belongings and earning a living. This claim causes the change of ownership of public space into private space. This can cause conflict to reduce the physical quality of the space and the occupants' quality of life. This study aims to describe the characteristics of space and territoriality in public spaces, namely in the corridor area. The research was conducted using descriptive qualitative analysis methods from survey results, previous research, and literature studies related to territory. The results of the study were based on the discovery of territorial space formed from personal objects, most of which turned out to be in the territorial area closest to the space unit, and the more one individual is with another, the greater the tendency to feel that they have a space that does not belong to them.

1. PREFACE

Humans carry out various activities to meet their needs in inhabiting. In fulfilling these needs, humans need space, and the need for this space forms territorial behavior in humans who want personal space clearly as a limit for their activities. Several previous studies have shown that human territoriality is one of the most significant psychological and behavioral concepts in the home environment [1].

Public space, in general, can be interpreted as a shared space. The role of public space is very important; besides the physical spatial environment, public space also carries a very high social and cultural function and meaning. Public space can also be a contested place, where differences in desires, incompatible needs, mutual claims are reasons for ownership rights to public spaces [2].

Every human being needs space as a place to carry out activities. The need for space is related to the human desire to have personal space, ultimately forming territorial behavior. Territoriality is a pattern of behavior related to ownership status and human rights to an area or place [3]. This territory is an area that is considered to be someone's right. Territories can also be seen based on the actual boundaries of space and become a sign of ownership [4]. Territory can be objects, rooms, or large areas owned and controlled by individuals or groups. Several irregularities were found in the Benhil II flat, such as public and semi-public spaces into private spaces. By delimiting real or symbolic territory. This can be seen from the number of residents who carry out their privacy activities in public and semi-public spaces, such as: using the outside area as a place to earn a living (opening a shop), as a place to put personal items, holding events in outdoor areas, and so on. Claims against outside areas attempt to control public spaces by making signs to meet the residents' needs [5].

The research below discusses the region in terms of patterns, region-forming factors, and regional characteristics (Table 1). Some studies address the exact location. However, no one has discussed the theory of proxemics and defensible space related to public space claims. This study was conducted to describe the characteristics of space utilization and territoriality

in public space, namely in the corridor area and the relationship between claims to public space in Benhil II flats with the theory of proxemics defensible space.

Table 1
Prior Research

No	Research Title	Researcher Name	Research Content	Source
1.	Finding of Hard and Soft Territories in Rental Low-Cost Apartment by Using Grounded Theory Method	Fermanto Lianto, Lilianny Sigit Arifin, Basuki Dwisusanto, Rudy Trisno.	This study aims to determine the form of territorial "mastery" perceived by residents using the Grounded Theory method. The research results show that the theory of territorial "mastery" that can be developed from findings in the field is a new theory of territoriality.	Pre-Print: Research Square Journal of Architecture, Design and Planning, Urban Studies Cultural Studies [6]
2.	Role of Sense of Place in the Use of Communal Spaces as Places for Social Interaction at an Owned Low-Cost Lower Dam Flats II	Joni Hardi, Liliany Sigit Arifin, Yohanes Basuki Dwisusanto.	This study wants to determine how the communal space can encourage (*sociopetal*) or inhibit (*sociofugal*) social interaction in a simple apartment owned by Benhil II.	International Journal of Engineering Research and Technology. Vol. 13, No. 12 [7]
3.	The Meaning of "Boundary Line" due To the Precast Module System in 'Rusunawa' Bumi Cengkareng Indah, Jakarta, Indonesia	Y. Basuki Dwisusanto, Fermanto Lianto, Lilianny Sigit Arifin.	This study aims to determine the meaning of 'boundary line' due to the precast module system at Seruni 8 Rusunawa Bumi Cengkareng Indah. The result shows that the meaning of the 'boundary line' is formed. This boundary line doesn't make the occupants consider it a corridor ownership boundary but a semi-public area.	DIMENSIONS (Journal of Architecture and Built Environment) Vol. 45, No. 2 [8]
4.	Territoriality in Public and Semi-Public Spaces in Flats	Ratriana Said, Alfiah Alfiah.	This research is motivated by the incompatibility of the types of space available in flats with their utilization. Indications of changes in the function of this space are seen where many public and semi-public territories are used for personal interests.	NATURE (National Academic Journal of Architecture) Vol. 4, No. 2 [9]
5.	Role of Corridor in Territorial Meaning Formation in "Owned Low-Cost Apartments" ('Rusunami') Bidara Cina, Jakarta, Indonesia	Fermanto Lianto, Lilianny Sigit Arifin, Y. Basuki Dwisusanto	This research examines the meaning of territoriality for residents and finds out the role of corridors territorially, meaning formations in 'Rusunami', which should avoid misunderstandings about relations between residents.	International Journal on Advanced Science Engineering Information Technology Vol. 7, No.2 [10]

Theoretical overview

Territory

Every human being needs space as a place to carry out activities. The need for space is related to the human desire to have personal space, ultimately forming territorial behaviour. Territoriality is a pattern of behaviour related to ownership status and human rights to an area or place [3]. Meanwhile, territories can be divided into three categories based on their involvement [11], namely: **(1) Primary territory** is an area owned by an individual or group with blood ties. An example of this territory is the house; **(2) Secondary territory** is an area owned by an individual or group used continuously. An example of this territory is using an area as a base for motorcycle taxis; **(3) Public territory** is an area that has rules and norms that all people must follow in the territory. This territory is open and can be used by the whole community. Examples of these territories are highways, national libraries and shopping areas. A territory as a symbol of ownership of an area can be done in various ways, such as giving a marker, using a fence, or just by placing his belongings. An area of "mastery" by an individual/group that focuses on physical ownership is called a territory [12]. Individuals or groups would gain "mastery" over controlling everything within their territory by exercising territoriality. Territoriality is carried out as an expression of identity, personalization, a sense of ownership, and security. The territory and its boundaries can change, be it moving, disappearing, expanding, or shrinking. The boundaries that exist determine how an object or the environment would be used and "mastery" by the individuals/groups occupying the territory [13]. A territory as a symbol of ownership of an area can be done in various ways, such as giving a marker, using a fence, or simply by placing one's belongings. Because of its subjective nature, it often occurs as a territory violation because it takes control over territory that does not belong to it, especially in public territory that the whole community can use. Two things can affect public territory [14]: **(1) Economy,** some people still use public space for their personal needs, for example, by earning a living; **(2) Culture,** an area with the same culture, makes the existing personal space smaller. Territorial signs consist of visible marks and some invisible to the eye. There are two types of territories, namely: **(1) Hard territory,** this type of territory has actual territory markings visible to others; **(2) Soft territory,** while the boundaries of this type of territory are not visible [6]. Public Territories fall into 3 types: (a) Rentable. The control occurs at the time of its use; if the time is up, then its use must stop; (b) Alternately, in this case regarding the rules of use, namely access to destinations, for example taking turns using sports fields and so on; (c) Used space, concerning the surrounding area which is temporarily considered under its control. To demonstrate territorial ownership, several things would be done, including:

- **Personalization and tagging,** such as naming, marking or placing in strategic locations, can occur without territoriality awareness. Such as making a boundary fence giving the name of ownership. Markings are also used to defend their rights in public territories, such as seats in public spaces or shelters.
- **Aggression,** the defence with violence carried out by a person, would be more complicated if there is a violation in his primary territory than in the public sphere. Aggression can occur due to unclear territorial boundaries.
- **Domination and Control,** generally occurs in the primary territory. The ability of a spatial arrangement to offer privacy through territorial control is essential.

Flats

According to the Big Indonesian Dictionary (KBBI), an apartment is a multi-storey building or building divided into several residences (each for one family). Flats, according to the Law

of the Republic of Indonesia Number 20 of 2011 Article 1 paragraph 1 concerning Flats are high-rise buildings built in an environment divided into functionally structured parts, both horizontally and vertically and are units each of which can be owned and used separately, especially for dwellings equipped with shared parts, shared objects, and shared land. So that even though they are owned separately for each part, they stick together [15]. In other words, if in ordinary residential houses there is still a distance between one house and another, in flat housing, it has narrowed the distance even between houses without a dividing wall. So that the boundaries of land or territory belonging to a family with other families intersect directly with each other.

Proxemics and Defensible Space
In proxemics theory, it is explained that there is 4 forms of human territory [16], namely: **(1) Public territory,** which is an area that can be accessed by other people freely; **(2) Interactional territory,** this form of the territory is a place for individuals to gather informally; **(3) Home territory,** this territory is the territory controlled by the owner; **(4) Boddy territory,** this type of territory leads to a personal area or bubble that protects individuals. Defensive space is a theory that explains that an environmental design must pay attention to several aspects consisting of **(1) Territoriality,** which is a behaviour that indicates ownership of an area; **(2) Natural Surveillance,** namely the ability of residents to monitor or observe events that occur around them; **(3) Image,** is the ability of an area to provide a sense of security for residents; and **(4) Milieu,** which is an element to support the existing security in the area or territory [17].

2. RESEARCH METHOD
The method used in this research is the descriptive qualitative analysis method. Qualitative research methods, known as naturalistic research, mean that research is carried out on objects and develops; no manipulation is carried out. A descriptive approach is carried out to determine the relationship between variables to find the data needed and in accordance with the research objectives [18]. Due to the ongoing COVID-19 pandemic, the authors cannot conduct interviews with residents of the flats; the authors only conduct surveys to research locations and document them, so to complete the data, the authors add information obtained from previous research journals and through news and information. Articles from the internet. Researchers would describe and analyze the existing conditions in Benhil II Flats by looking at the photos obtained by researchers and provide recommendations to solve problems caused by "mastery" of the corridor.

Case Study
The case study for this research is located at Benhil II Flats, Penjernihan street No. 1 Bendungan Hilir Central Jakarta. This Benhil II flat was built in 1994. This flat has 3 large blocks (Block A, Block B and Block C) and stands on 4.5 hectares (Figure 1). Each block has 10 floors; the ground floor is used for public and selling areas, while the upper floors are fully used for living.

Figure 1
Location of Bendungan Hilir II Flats & Room Plan

**Source:** *https://www.google.com/maps/place/RusunBenhil2, Accessed on November 21, 2021*

The number of flats units is 614, and each flats unit is 21 m2. Each flats unit consists of 1 open space, which can be used for the bedroom and living room and has 1 bathroom/toilet, 1 kitchen and 1 drying room [7]. The limited area of housing units makes the needs of the residents not fulfilled so that in the end, they use much public territory (corridors) as their private areas to put their belongings so that the phenomenon of "mastery" of the corridor occurs. The distance between units is almost without clear territorial boundaries in the general layout. For this reason, residents try to give markers to make it easier for guests to identify their area. One of the methods used in marking the territory is only by distinguishing the door's colour and placing their personal items in front of the room unit. However, this makes the area that should be a public territory turn into a private territory because these items interfere with the circulation of the corridor.

3.RESULTS AND DISCUSSION

Terrace in residential houses is usually included in the primary territory, but in Benhil II flats, the front area of the unit or terrace becomes common property (public territory). Other people can pass freely through the terrace because it is the main circulation area where 'one's' terrace also functions as a general circulation path for vertical and linear circulation (Figure 2).

**Figure 2**
Corridor of Benhil II Flats
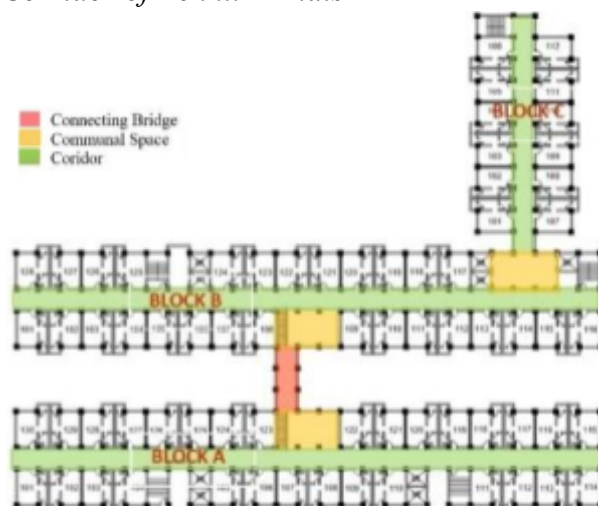
Source: *Role of Sense of Place in the Use of Communal Spaces as Places for Social Interaction at an Owned Low-Cost Flats Bendungan Hilir II [7]*

The front area of the unit or terrace is no longer someone's area because it becomes a circulation area passed by everyone who lives next to it, above it, even in different buildings. Because of this, unit owners should not store objects as territorial markers that are excessive

and messy, such as chairs flower pots. It is complicated to control the "mastery" of this corridor because of the large number of users (Figure 3)

Figure 3
Division of Flat Territory
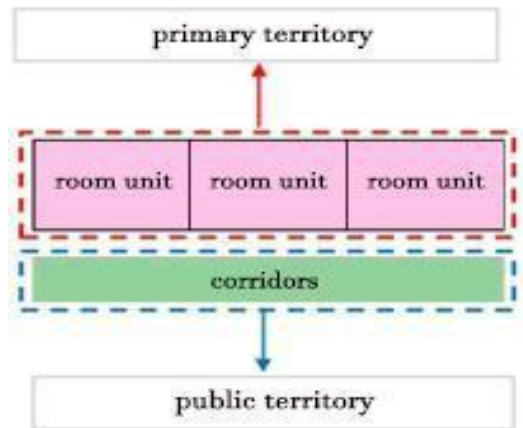
Source: *Author, 2021*

The estimated width of the road in this corridor is approximately 4 people can pass. However, the road becomes narrower because it is used to put residents' personal belongings, which take up almost half of the width of the road, in this corridor (Figure 4). Indirectly, the unit owner indicated that part of the road was his area.

Figure 4
Corridor Circulation at Benhil II Flats

Source: *Author, 2021*

Figure 5
Communal Area Used as a Drying Place

Source: *Author, 2021*

It can also be seen that residents hang clotheslines lengthwise in front of their room unit (Picture 5), which is the side of another room unit, thus covering the window in that unit. Clotheslines are placed at the front of their unit and in the public corridor, usually used as a communal space. This certainly interferes with the function of the communal space as a public territory. Another activity carried out by residents is using the front part of their unit to sell. This public territory is influenced by economic factors [19]. Some residents use the public territory as an area for them to earn a living (figure 6). The impact of ownership on this public territory is the reduced circulation path for passing. Especially if there are buyers, it will hamper circulation in the corridor. Another thing included in the control of the corridor is the placement of personal belongings on a reasonably large scale in the public corridor area, which is far from the unit. An example is that several residents put cupboards in front of the elevator corridor, which is a public territory because every occupant there passes by (Figure 6).

Figure 6 *The Corridor Area Becomes a Place to Sell and an Elevator Corridor Area to Put Personal Items*

Source: *Author, 2021*

Things like this can explain a change in the human territory described in proxemics theory, namely a change from a public territory to a private territory (home territory). Public space used to sit and dry clothes can be soft territory because its existence can move. The conditions described above occur not only in one block but also in other areas (Figure 7). This shows a tendency for residents to colonize other people's territory areas. The behavior of "controlling" territory that is not owned has finally become commonplace in Benhil II Flats. Violations are sometimes ignored because they feel reluctant to reprimand and other considerations but cause discomfort for residents whose territories are "colonized" continuously.

Figure 7

Corridor Conditions in Two Different Blocks

Source: *Author, 2021*

Due to space limitations and deviation of territorial boundaries, it positively results in residents getting to know each other and even knowing the activities of their neighbours

either beside, front or bottom/top without having to be too far out of their homes (primary territory). But on the other hand, it often results in easy conflicts of interest that may trigger conflicts so that more tolerance is demanded than in general residential houses. From the results of the analysis of the photos obtained and the conditions in the field, it can be seen that there are still many residents who claim "mastery" over public areas or change a public territory to become a home territory. This public space claim explains that one of the principles of defensible space, namely territoriality, is not fulfilled in this area. Several recommendations can be applied to resolve the adverse impacts caused by changes in public spaces, such as **(1)** The local RT or RW provides a particular area such as a warehouse that residents can use to store their goods, for example, turning one communal room into a warehouse space (Figure 8); **(2)** Provision of a particular room for selling; **(3)** The enforcement of sanctions for residents who exercise "control" over public territories or social education efforts for the surrounding community; **(4)** The terrace which was previously used as a place to store goods can be used as a place to sit only with a limited number of chairs and tables, for example, one room unit can place one chair, and one table or it can also be placed (a) Shoe rack/goods rack and (b) Clothesline (Figure 9)
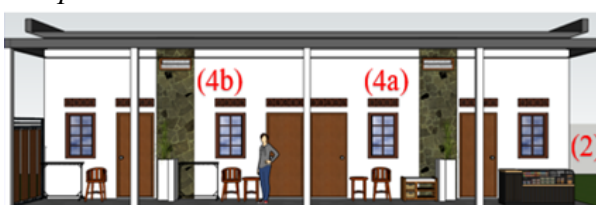
Figure 8

Corridor Conditions in Two Different Blocks Example of Using a Communal Room as a Warehouse

Source: *https://rumahcor.com/penataan-gudang-yang-baik, Accessed on September 12, 2021*

Figure 9

Completion Recommendation Sketch

Source: *Author, 2021*

4.CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis above, it can be concluded that there is a change in the territory that occurred in Benhil II Flats, namely a change from a public territory to a home (private) territory. Residents make this public territory claim to sell, put personal objects and dry clothes. From the phenomenon of "mastery" of the corridor, it can be concluded that the theory of proxemics is not well applied in this area. One of the impacts of "mastery" of the corridor is that it causes a narrowing of the road circulation path for passing, harming other residents such as natural light does not enter optimally because of the large number of items in front of the unit corridor and can disturb residents due to the presence of too many items piled up and the use of the area. Public corridors such as elevators and communal space areas put personal objects and dry clothes. This impact explains that the principle of defensible space that should be considered in an environment is not being fulfilled. From the analysis results, it was also found that there was a change in the territorial pattern in the corridor space of the Benhil II flats, namely: **(a) Public Territory** is a public area that is common in Benhil II flats which individuals often control, for example, the area for sunbathing clothes, putting personal objects, trading; **(b) Secondary Territory** is an area or place that is shared by several people who know each other, for example, the area includes a circulation path in the form of a lobby lift and communal space area, this area is considered an area of shared ownership, the area is sometimes used to store goods together; **(c) The Primary Territory** inside the dwelling and terrace is an area that falls into this category.

ACKNOWLEDGEMENT

REFERENCES

Agustin,A. P. ,Hardiman,G & and Rukayah,R. S. (2014) Teritori Pedagang Informal (Studi Kasus Ruang Antara Pasar Johar dan Pasar Yaik Semarang, Jurnal Arsitektur NALARs, vol. 13, no. 1, 1-10.

Altman,I (1975) The Environment & Social Behavior: Privacy, Personal Space, Territory, Crowding, Monterey: Brooks/Cole Publishing Company.

Brown,G & Lawrence,T.B (2005) Territoriality in Organizations, The Academy of Management Review, vol. 30, no. 3, 577–594.

Chung,Y.M (2000) User's Perceptions of Territoriality in Residence Hall Rooms, A Thesis of University of Minnesota for the Degree of Doctor of Philosophy.

Dwisusanto,Y.B, Lianto,F & Arifin,L.S (2019) The Meaning of "Boundary Line" Due to the Precast Module System in 'Rusunawa' Bumi Cengkareng Indah, Jakarta, Indonesia, DIMENSI: Journal of Architecture and Built Environment, vol. 45, no. 2, 173-180.

Hall,E.T. (1963) A System for the Notation of Proxemic Behavior, American: American Anthropologist. 1003-1026.

Hantono,D (2013) Pengaruh Ruang Terbuka Terhadap Kinerja Pegawai. Kasus: Kantor Pusat BMKG Jakarta, Jurnal Arsitektur NALARs, vol. 12, no. 2, 1–12.

Hardi,J, Arifin,L.S & Dwisusanto,Y.B (2020) Role of Sense of Place in the Use of Communal Spaces as Places for Social Interaction at an Owned Low-Cost Flats Bendungan Hilir II, International Journal of Engineering Research and Technology, vol. 13, no. 12, 4048-4064.

Hartono,D & Diananta,P (2018) Aspek Perilaku Manusia Sebagai Makhluk Individu dan Sosial pada Ruang Terbuka Publik, Nature National Academic Journal of Architecture, vol. 5, no. 2, 85-93.

Holland,P, Sheehan,C & Cieri,H.D (2007) Attracting and Retaining Talent: Exploring Human Resources Development Trends in Australia, Human Resource Development International, vol. 10, no. 3, 247-262.

Kärrholm,M (2016) Retailising Space: Architecture, Retail and the Territorialisation of Public Space, Routledge.

Laurens,J.M (2004) Arsitektur dan Perilaku Manusia, Jakarta: PT. Grasindo.

Lianto,F,Arifin,L.S & Dwisusanto,Y.B (2017) Role of Corridor in Territorial Meaning Formation in "Owned Low-Cost Apartments" ('Rusunami') Bidara Cina, Jakarta, Indonesia, International Journal on Advanced Science, Engineering and Information Technology, vol. 7, no. 2.

Lianto,F,Arifin,L.S , Dwisusanto,Y.B & Trisno,R (2021) Finding of Hard and Soft Territory in Rental Low-Cost Apartment by Using Grounded Theory Method, Research Square.

Omata,K (1995) Territoriality in the House and its relationship to the use of rooms and the psychological well-being of Japanese Married Women, Journal of Environmental Psychology, vol. 15, no. 2, 147-154.

P. R. Indonesia,(2011) Rumah Susun.

Said,R & Alfiah, (2017) Teritorialitas pada Ruang Publik dan Semi Publik di Rumah Susun (Studi Kasus: Rumah Susun Kecamatan Mariso Makassar), Natural Academic Journal of Architecture, vol. 4, no. 2, 128-137.

Sudiadi,D (2003) DEFENSIBLE SPACE: Operasionalisasi Model Pencegahan Kejahatan Secara Kolektif di Perumahan, Jurnal Kriminologi Indonesia, vol. 3, no. 1,. 64-74. 4

Sugiyono,(2018) Metode Penelitian Kuantitatif, Kualitatif dan R&D, Bandung: Alfabeta.