THE CONCEPT DESIGN OF WALK-UP FLATS FOR THE MARKET’S TRADERS

(Location of the Study: Oeba Market, Sub District of Fatubesi, Kupang –NTT)

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ABSTRACT

Oeba market is one of the largest traditional market in Kupang. The existence of Oeba markets has its own character either as local or regional services and commercial area. This market can both be economic generator of people surround and also be human settlement. Currently, this market still has some problems which collied with the environment, such as: polluting waste, wastefull drainage, and the existence of informal sector traders increasing the slums of the market. One of the efforts to overcome the problems is building up a rental for walk-up flats of low income communities, to get better market and housing settlement. Walk-up flats selected as an option due to the limited land. The land is owned by the legal go government of Kupang, moreover most of the houses are built in the area that not for housing.

This research is trying to find the factors of walk-up flats design in housing and commercial settlement viewpoint. And how is the appropriate concept in designing walk-up flats for market traders. The analysis factors used in this study are factor analysis to obtain the influencing factor and triangulation analysis to formulate the design concept of Oeba market walk-up flats.

The outcome of research is design concept of walk-up flats for marker traders. The formula result is walk-up flats that consist of four floors, ground floor for public and commercial use, while the 2nd, 3rd, 4th floors are for inhabited. The walk-up flats have 3 blocks, type 21 and the number of 198 residential units. Public area is needed to accommodate daily routine of the inhabitants. Wind-resistance roof is designed since it is located near the sea. Room facilities consist of bedroom, living room, and service area inside. Conversely, bathroom and kitchen on each floor are used, in communally. The market is not far than 500 m from Oeba walk-up flats. Open view underground is built opponently with the housing units so that the two different activities can go together without disturbing each other.

Key word : Design of walk-up flats, characteristic of market’s traders