ABSTRACT

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Title : The Determining of Settlement Criteria Based on Slum Settlement Community Preferences Along Ciliwung River (Case Study : Manggarai Village, South Jakarta)

The demand of living place in Jakarta which is not balance with the supply gives so many impacts such as the sprung of slum settlement along Ciliwung River, Village of Manggarai. The handling of slum settlement which has been done by the government had no comprehensive concept that makes people who lives there stay afloat despite the land is illegal and have to be relocated. Therefore, information about the preferences of the people who live along the Ciliwung river related to the new settlement criteria is necessary to note, so then policies and government programs related to the relocation of slum settlement will be on the right target and suitable with the conditions and needs of the people themself.

This research aims to arrange criterias of settlement based on community’s preferences who lives along the Ciliwung River. The method that used to identify factors that influence people’s preferences and priority factors is content analysis tool. To arrange criteria based on people’s preferences, this reasearch used triangulation that collaborate empirical facts, people’s preferences, and also relevant theories and policies.

From the analysis result, found that social capital in the communities is one of very influence factor. The factors that related to social capital are neighborhood condition among people, common characteristics with previous living place, residential security conditions, easy acces to basic needs, easy acces to get income, and the presence of place for people to gather. There are also other supporting factors that affect
people's preference towards settlements such as infrastructure and facilities, public accessibility and housing conditions.

Keywords: settlement criteria, people’s preference, social capital