



Analysis of the Condition of Slum Areas RW08 and RW010 in Utan Panjang Village, Kemayoran District, Central Jakarta Administrative City

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ABSTRACT

The research employed a mixed-methods approach with purposive sampling of 30 respondents, supported by in-depth interviews with 10 key informants and systematic observation. Results indicate that 70% of buildings fail to meet minimum health standards with poor sanitation and drainage systems. Socioeconomically, 80% of respondents earn below IDR 2,500,000 monthly with 70% working in the informal sector. Determinant factors of slum formation include structural poverty, low education levels, and minimal area planning. Multidimensional impacts were identified in health aspects (60% of residents experiencing chronic diseases), education (high dropout rates), and psychosocial dimensions (75% expressing life dissatisfaction). This research recommends an integrated intervention approach encompassing basic infrastructure improvement, community economic empowerment, and strengthening local institutions based on active citizen participation and multi-stakeholder partnerships.

INTRODUCTION

The problem of uninhabitable residential areas in Indonesia, especially in dense urban areas such as Central Jakarta, represents a multidimensional challenge that requires in-depth study. This phenomenon is not solely a problem of inadequate housing, but is closely related to various aspects of people's lives including welfare, health conditions, education levels, and the economy of the population (Basin et al., 2024). Statistical data shows that in 2020, around 21.9% of Central Jakarta's population inhabited residential areas with minimum conditions, with Utan Panjang Village in Kemayoran District as one of the areas that experienced significant impacts (BPS, 2020). The Utan Panjang Village area is the focus of attention in this study because it has the characteristics of dense settlements with a density of up to 15,000 people per hectare, especially in the RW08 and RW010 areas (Utan Panjang Village, 2023). This demographic condition is inseparable from the strategic position of Utan Panjang Village which is located in the heart of Central Jakarta with an area of 54,025 hectares, which is divided into 34,025 hectares of state land, 15,000 hectares of owned land, and 5,800 hectares of waqf land. This unbalanced distribution of land is one of the factors that trigger population concentration in certain areas (Utan Panjang Village Office, 2023).

Administratively, Utan Panjang Village is divided into 10 Neighborhood Units (RW) and 139 Neighborhood Units (RT), with a population of 40,682 people consisting of 12,975 Family Cards (KK). Of the total area area, around 46.96 hectares are earmarked as residential and residential areas, which indicates the dominance of residential functions in the area (Utan Panjang Village, 2023). The physical condition of the settlements in RW08 and RW010 reflects the classic problems of urban density, including limited access to basic infrastructure, inadequate sanitation, and a lack of green open space that covers only 1,000 hectares of the total area. The study of slum areas cannot be separated from the socio-economic aspects of the community. It is noted that the majority of the population in the region is classified as a lower-middle economic category with a relatively low level of education. This correlates with limited access to quality health and education services, creating a cycle of poverty that is difficult to break (Dewi, 2020).

Comprehensive research on the condition of slum areas in RW08 and RW010 Utan Panjang Village is very important to be carried out considering the complexity of the problems faced. In-depth analysis can provide a comprehensive understanding of the factors that affect the quality of life of people in the region, as well as the basis for the formulation of targeted policies and interventions. As expressed by (Soewarni et al., 2022), understanding the specific characteristics of a slum area is a prerequisite for formulating effective and sustainable solutions. The research methodology applied in this study combines quantitative and qualitative approaches to obtain a comprehensive picture of the condition of slum areas in RW08 and RW010. Data collection was carried out through direct observation, in-depth interviews with community leaders and village officials, and the distribution of questionnaires to residents aged 18-60 years. The research period lasted for three months, starting from

October 25 to December 25, 2024, with a focus on the physical aspects of settlements, the socio-economic conditions of the community, and their impact on the quality of life (Satrio, 2021).

The results of this study are expected to make a significant contribution to the development of residential areas in Central Jakarta, especially in the context of improving the quality of life of people in slums. The findings obtained can be a reference for policy makers in designing a holistic and sustainable regional improvement program. As stated by (Maulah, 2024), participatory and community-based approaches to handling slum areas have proven to be more effective in creating sustainable change.

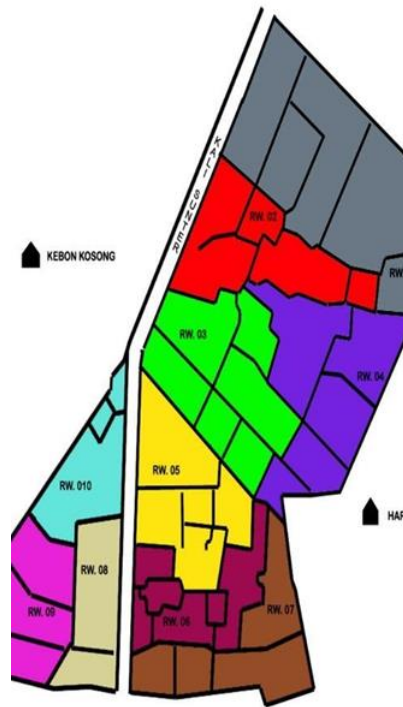


Figure 1. Map of Utan Panjang Village

Table 1. Area of Utan Panjang Village based on Rukun Warga

No.	PC Name	Area (Ha)
1	PC 01	7,002
2	PC 02	5,080
3	PC 03	5,007
4	PC 04	5,026
5	PC 05	6,002
6	PC 06	5,086
7	PC 07	5,032
8	PC 08	5,090
9	PC 09	5,030
10	PC 010	5,670

Source: Utan Panjang Village Office (2023)

Thus, this study not only aims to analyze the physical, social, and economic conditions of slum areas in RW08 and RW010 Utan Panjang Village, but also to identify the factors that affect these conditions and formulate recommendations for improving the quality of life of the community. Through a comprehensive and data-driven approach, it is hoped that the results of this research can contribute to the development of policies that are more responsive to the needs of people in slum areas.

LITERATUR REVIEW

Administratively, Utan Panjang Village is divided into 10 Neighborhood Units (RW) and 139 Neighborhood Units (RT), with a population of 40,682 people consisting of 12,975 Family Cards (KK). Comprehensive research on the condition of slum areas in RW08 and RW010 Utan Panjang Village is very important to be carried out considering the complexity of the problems faced. In-depth analysis can provide a comprehensive understanding of the factors that affect the quality of life of people in the region, as well as the basis for the formulation of targeted policies and interventions.

METODHOLOGY

This study uses a mixed-methods approach that integrates quantitative and qualitative methods to analyze slum areas in RW08 and RW010, Utan Panjang Village, Kemayoran District, Central Jakarta. This mixed approach was chosen to gain a comprehensive understanding of the physical, social, and economic conditions of the settlement, as well as to examine the perspectives and experiences of the residents in depth. The research location is focused on two RWs that have the characteristics of slums in Utan Panjang Village. The selection of these two locations was based on considerations of population density, infrastructure conditions, and socio-economic vulnerability levels identified through preliminary studies.

This study uses a purposive sampling technique with a sample of 30 respondents representing the two RWs. The inclusion criteria of the respondents included: (1) residents who have lived at least 5 years at the research site, (2) aged 18-60 years, (3) have adequate knowledge of the environmental conditions of the settlement, and (4) represent various socio-economic categories of the local community. Sample stratification was carried out based on age, gender, education level, and homeownership status to ensure heterogeneous population representation. Data collection is carried out through three main instruments. First, a structured questionnaire consisting of 25 question items to measure variables of physical conditions (building quality, sanitation availability, access to clean water), social conditions (occupancy density, social interaction, accessibility of public services), and economic conditions (income level, asset ownership, spending patterns). Second, semi-structured interviews were conducted with 10 key informants, including community leaders and representatives of vulnerable groups, to dig up information about settlement history, social dynamics, and perceptions of slum improvement programs. Third, systematic observation is carried out using a checklist of environmental conditions that include aspects of basic infrastructure, housing quality, and

environmental sanitation conditions. Quantitative data analysis was carried out with descriptive and inferential statistics using SPSS, while qualitative data was analyzed through thematic coding processes and contextual interpretation. Data triangulation from the three research instruments was carried out to validate the findings and produce comprehensive conclusions regarding the conditions and dynamics of slum areas in both RWs.

RESEARCH RESULTH AND DISCUSSION

Characteristics of Physical Conditions in Slum Areas

The residential areas in RW08 and RW010 Utan Panjang Village show significant slum characteristics based on the results of field observations and in-depth interviews. The population density in this area reaches 350 people/ha, far exceeding the recommended settlement feasibility standards (WHO, 2004) which is a maximum of 200 people/ha. This high population density is one of the early indicators of the condition of slums as explained in the study (Ferdiansyah & Utami, 2022) which found a positive correlation between population density and a decrease in the quality of the residential environment. The area's infrastructure shows a worrying condition where around 70% of residential buildings do not meet minimum health standards. Based on observations, most houses are built with non-permanent materials such as wood and bamboo that are susceptible to damage. Buildings are generally contiguous with narrow alleys that restrict air circulation and access to sunlight, creating unhygienic humid conditions. This finding is in line with the definition of slum settlements according to Bappenas (2021) which emphasizes the aspect of building unsuitability as the main parameter of slums.

Sanitation problems are a crucial issue where the majority of areas do not have adequate waste disposal systems. Observational data show that domestic waste is directly drained into open waterways without treatment, causing pollution and health risks. The unmaintained communal toilet system further worsens the sanitary conditions of the area. This phenomenon reflects the infrastructure gaps discussed in the study (Deeming et al., 2024) about inequality of access to proper sanitation in urban dense residential areas.



Figure 1. The Physical Condition of Residential Buildings Adjacent to Non-Permanent Materials and Narrow Alleys In RW08 Utan Panjang Village
Personal Documentation, 2024

The drainage system of the area shows poor quality with waterways that are mostly clogged with garbage and sediment. Observations show that puddles easily form during rain, increasing the risk of flooding and the spread of vector diseases. This finding is consistent with the slum parameters set by the Ministry of PUPR (2018) where drainage quality is an important indicator in the classification of slums. Waste management in both RWs shows an irregular pattern where waste is often dumped into waterways or piled up in open areas. Visual documentation shows the accumulation of waste at several points in the area, including along water bodies, indicating low waste collection services and public awareness. This condition contributes to the degradation of environmental quality as identified by the World Bank (2022) in its urbanization report and its impact on the quality of settlements.

Socio-Economic Dynamics of the Community

Analysis of social conditions shows that about 40% of respondents do not complete basic education, indicating a low level of formal education which has implications for limited formal employment opportunities. Based on interview data with community leaders, it was identified that limited access to education was not only caused by economic factors but also by the distance and inadequate quality of educational facilities around the area. (Creswell & Poth, 2022) emphasizing the importance of understanding social phenomena through the perspective of participants, and the results of in-depth interviews with residents confirmed the reciprocal relationship between slum environmental conditions and low educational attainment. The public health aspect in this region shows a worrying pattern where 30% of respondents admitted that they do not carry out routine health check-ups despite experiencing health complaints. The respondents' health data table shows that the prevalence of chronic diseases such as hypertension, diabetes, and asthma is quite high, reaching 60% of the total respondents. Unhygienic environmental conditions, limited access to clean water, and poor sanitation system are determinants of residents' health status as explained (Ramadhan et al., 2024) in his study of the impact of the environment on the health profile of urban communities.

The economic characteristics of the community show a pattern of low and unstable income. Around 80% of respondents have an income below Rp 2,500,000 per month, which is below the DKI Jakarta Provincial Minimum Wage. The majority of residents (70%) work in the informal sector as small traders, online motorcycle taxis, and daily laborers with fluctuating incomes. This economic instability impacts people's ability to improve the quality of their housing, creating a cycle of structural poverty as described in the study (Salaam, 2020) about the correlation between settlement quality and economic mobility.

Table 2. Demographic Data of Respondents in Slum Areas RW08 and RW010

No.	Age	Gender	Education	Work
1	54 years old	Man	JUNIOR	Trade
2	50 th	Man	SMA	Online Motorcycle Taxi
3	60 th	Man	SMA	Online Motorcycle Taxi
4	62 years old	Man	SMA	Trade
5	25 th	Man	SMA	Laborer
6	32 th	Woman	S1	Teacher
7	41 th	Man	SMK	Merchant
8	50 th	Woman	S1	Official
9	60 th	Woman	JUNIOR	Trade
10	55 years old	Woman	JUNIOR	Trade

Source: Research Results, 2024

An analysis of quality of life perceptions revealed that 75% of respondents expressed dissatisfaction with their current living conditions. The most frequently complained aspects include limited privacy space, difficulty accessing clean water, and environmental insecurity. These findings reflect the concept of "multi-dimensional poverty" as stated by BPS (2020) where quality of life is not only determined by income but also by access to basic services and environmental quality.



Figure 2. The condition of Communal Toilet Facilities Shared By RW010 Residents

Personal Documentation, 2024

Determinants of Slum Formation

An in-depth analysis of the factors contributing to the formation and persistence of slums in RW08 and RW010 identified three main categories of determinants: economic, social, and spatial-environmental. From an economic perspective, structural poverty is the dominant factor where 60% of respondents live below the poverty line with limited access to stable formal employment. This condition creates a financial inability to obtain decent housing as described (Atay et al., 2017) that economic inequality is the root cause of spatial segregation in urban areas. From the social dimension, the low level of education and sanitation awareness are significant factors that perpetuate slum conditions. According to survey data, around 60% of respondents complained about environmental cleanliness but had no alternative solutions due to limited knowledge and resources. (Scott, 2020) emphasizes the importance of understanding public perception as the basis for social intervention, and the findings of this study indicate a gap between problem awareness and collective action capacity.

Spatial-environmental factors include extreme building density (350 people/ha), limited open space, and lack of comprehensive regional planning. Field observations identified irregularities in settlement patterns with narrow and unplanned roads that made it difficult to provide basic infrastructure. This condition is in accordance with the characteristics of unplanned organic settlements as defined in the Minister of Public Works and Housing Regulation No. 22/PRT/M/2016 concerning the criteria for slum areas.

Table 3. Economic Data of Respondents in Slum Areas

No.	Income (Rp)	Source of Income	Nominal (Rp)
1	1.500.000 – 2.500.000	Salary	1.200.000
2	2.500.000 – 5.000.000	Effort	2.000.000
3	< 1,500,000	Laborer	1.000.000
4	5.000.000 – 10.000.000	Self employed	3.000.000

Average Income: IDR 1,000,000 – IDR 2,000,000

Source: Research Results, 2024

Multi-Dimensional Implications of Slums

The slums in RW08 and RW010 pose interconnected multi-dimensional impacts, creating a complex cycle of marginalization. From a health perspective, poor sanitation conditions and extreme housing density increase susceptibility to infectious diseases such as diarrhea, respiratory infections, and vector-based diseases. Analysis of respondents' health data revealed that 60% of residents experienced chronic diseases such as hypertension and asthma related to unhygienic environmental conditions. These findings are consistent with the WHO report (2018) on the correlation between the quality of settlements and the health profile of urban populations. From the educational dimension, this slum area shows the characteristics of a "less stimulating environment" for children's

cognitive development. The limitations of the study space, noise, and lack of privacy create conditions that are not conducive to the learning process. Based on interviews with community leaders, it was identified that the dropout rate in this region is relatively high, creating an intergenerational poverty cycle as explained by BPS (2020) in the analysis of the correlation of education level with economic welfare.



Figure 3. The Condition Of Waterways that are Clogged With Garbage in the RW08 Area Which Increases the Risk of Inundation and Flooding
Personal Documentation, 2024

The economic implications of slums are reflected in the marginalization of residents in access to formal employment. Survey data shows the dominance of the informal sector with 70% of respondents working as small traders, online motorcycle taxis, and odd jobs. The location of settlements in slums is often a social stigma that hinders economic mobility as identified in research (Ferdiansyah & Utami, 2022) about spatial segregation and labor market discrimination in urban areas. The psycho-social dimension of slums is revealed from the low level of life satisfaction with 75% of respondents expressing dissatisfaction with the environmental conditions in which they live. Based on the results of in-depth interviews, manifestations of stress, anxiety, and feelings of helplessness were identified that correlate with environmental conditions. These findings reflect the concept of "environmental stress" as described (Ramadhan et al., 2024) In the context of the psychological impact of the residential environment, it is not feasible.



Figure 4. The Condition of Narrow Alleys With Adjacent Buildings in the RW010 Area that Limits Accessibility
Personal Documentation, 2024

Table 4. Summary of Interviews with Community Leaders

No.	Name	Position	Summary of Findings
1	Mr. Sudjono	Chairman RW08	The condition of slums affects the health and education of residents
2	Mrs. Yeni	Secretary RW010	Limited infrastructure and public facilities are the main obstacles to repair

Source: Interview Results, 2024

Table 5. Health Data of Respondents in Slum Areas

No.	Disease	Health Access	Percentage
1	Hypertension	Phc	20%
2	Diabetes	Hospital	20%
3	Asthma	Clinic	20%

Percentage of Respondents with Disease: 60%

Source: Research Results, 2024

Sustainable Settlement Development Intervention Model

Based on a comprehensive analysis of the characteristics and dynamics of slums in RW08 and RW010, this study proposes an integrated intervention approach that includes physical-infrastructure, socio-economic, and institutional aspects. From the physical dimension, the main priority is the improvement of basic infrastructure including sanitation, drainage, and waste management systems. This intervention needs to be accompanied by improving the quality of residential buildings through the program to repair uninhabitable houses as recommended in the Minister of Public Works and Housing Regulation No. 22/PRT/M/2016. Socio-economic interventions focus on community empowerment through capacity building and the creation of alternative economic opportunities. Vocational training programs tailored to local characteristics and potential can improve the skills of residents while opening up access to the formal job market. This approach is in line with the community-based development model advocated by the World Bank (2022) in the context of urban slum revitalization (Poverty & The, 2021).

The institutional dimension involves strengthening the capacity of local organizations and increasing community participation in the planning, implementation, and maintenance of regional improvement programs. The establishment of non-governmental groups that focus on specific aspects such as sanitation, waste management, and education can be a catalyst for sustainable change as shown in the study (Deeming et al., 2024) About the effectiveness of a participatory approach in slum revitalization. The framework for implementing interventions needs to pay attention to financial and institutional sustainability aspects. Multi-stakeholder partnerships involving government, the private sector, and civil society can be a mechanism to mobilize resources and ensure program sustainability (Moita et al., 2021). Innovative financing models such as microfinance for home improvements and community revolving funds can overcome the limitations of public budgets as recommended (Salaam, 2020) in the context of financing inclusive housing development.

A comprehensive analysis of the slum areas RW08 and RW010 in Utan Panjang Village revealed the complexity of the problem which includes physical, social, economic, and institutional dimensions. The physical characteristics of the area are characterized by extreme density (350 people/ha), the dominance of unsuitable buildings (70%), and inadequate basic infrastructure, especially in the aspects of sanitation, drainage, and waste management. This condition correlates with a low public health profile with 60% of respondents experiencing chronic diseases related to the environment. The socio-economic dynamics of the region show a pattern of structural marginalization where 80% of residents earn below Rp 2,500,000 per month with the dominance of the informal sector (70%) which is unstable. Low levels of education (40% do not complete basic education) and limited access to basic services create a cycle of poverty that is difficult to break without systematic and comprehensive intervention. This research underscores the importance of a multi-dimensional approach in slum revitalization that integrates physical infrastructure improvement, economic empowerment, and local institutional strengthening (Mohanty, 2020; Surya, 2020). The proposed

intervention model emphasizes active community participation and multi-stakeholder partnerships as a prerequisite for the sustainability of the program. The findings of this study make an empirical contribution to the discourse of inclusive urban planning and provide an evidence base for the development of settlement policies that are responsive to the needs of marginalized urban communities.

CONCLUSION AND RECOMENDATIONS

A study on the RW08 and RW010 dense residential areas in Utan Panjang, Kemayoran, Central Jakarta revealed various significant challenges. The research found that this region faces multidimensional problems including environmental, social, and economic aspects. The characteristics of the location are characterized by high population density, lack of supporting infrastructure, low income of residents, and limited access to education. The complexity of these problems results in a domino effect in the form of declining quality of public health, limited opportunities for educational progress, and stagnation of citizens' economic development. Based on these findings, several intervention strategies are proposed, including: renovation and development of public infrastructure, expansion of health and education services, implementation of economic capacity building programs along with technical skills training, increasing public literacy about healthy lifestyles and environmental maintenance, and the importance of synergistic collaboration between government institutions and non-governmental organizations in efforts to revitalize the region. For the development of further studies, it is recommended to explore the link between climate change and dense settlement conditions, conduct comparative studies between dense areas in Central Jakarta and other areas, and design a prototype of sustainable and adaptive regional improvement. All of these efforts are expected to make a significant contribution to improving the welfare of residents holistically and creating a more decent residential environment in the area.

ADVANCED RESEARCH

Still conducting further research to find out more about Analysis of the Condition of Slum Areas RW08 and RW010 in Utan Panjang Village, Kemayoran District, Central Jakarta Administrative City.

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