

Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners (Examencommissie-BK@tudelft.nl), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

Personal information	
Name	Pritha Hayuningtyas
Student number	5026377

Studio		
Name / Theme	Management in the Built Environment	
Main mentor	Gerard van Bortel	REM
Second mentor	Ellen Geurts	DCM
Argumentation of choice of the studio	-	

Graduation project	
Title of the graduation project	Implementation of a New Homeownership Program in Jakarta: The Case of Zero Down-Payment Program
Goal	
Location:	Jakarta, Indonesia
The posed problem,	Zero Down-Payment Housing Program that was created by the Province of Jakarta shows most applicants fail to pass the verification. It can be argued that there is a mismatch between what is offered and what is demanded.
research questions and	How can the ZDPHP's accessibility and affordability criteria be improved in order to better match the demand of the low-income group of Jakarta?
design assignment in which these result.	The study strives to contribute a better match between the demand and supply of ZDPHP for the low-income group in Jakarta.
<p>This will be done by analysing the gap between the non-functioning criteria of financial product and housing supply with the demand from specific target group. Firstly, evaluating the existing accessibility criteria will be done to determine which criteria is still functioning and which are not functioning. Secondly, affordability criteria will also be assessed in fairly similar technique. Thirdly, the gap will be known by analysing the mismatch between supply and demand. Lastly, the findings will be explained can be used to improve the program in the future.</p>	

Process

Method description

The casual process tracing (CPT) case study is an explanatory research method that will contribute to a better match between the demand and supply of ZDPHP. The assumption is there is gap between the non-functioning criteria of the financial product and housing supply on one hand and the demand from the target group on the other hand. This could explain why there are many unsuccessful applicants to the program. To find out why this happens, for this project indicators will be collected from the data associated with the project. Furthermore, this data will be supported and further explained by using empirical data from interviews, FGDs, surveys and other existing databases. With the adopted case study approach, a questionnaire and secondary data will be used in the process of triangulation in order to answer the research questions. In conclusion, the main research strategy is going to use a casual process tracing case study method, which will be supported by using empirical data and secondary data in order to answer the research question.

Literature and general practical preference

Ayala et al. (2019) posited the "5 As of Adequate Housing" model which can be used as a strong basis to evaluate housing policies with the end goal of achieving adequate housing. The five As are comprised of (1) Availability, (2) Accessibility, (3) Affordability, (4) Acceptability, and (5) Adaptability. Together they comprise the elements needed to provide adequate housing.

Reflection

1. What is the relation between your graduation (project) topic, the studio topic (if applicable), your master track (A,U,BT,LA,MBE), and your master programme (MSc AUBS)?

The topic of this research is focusing on housing system which is part of the disciplinary of Real Estate Management in MBE. Housing system that is investigated in this research implement new program held by the province of Jakarta in Indonesia. This research aims to identify the gap of supply and demand that are align with one of the topics of REM discipline.

2. What is the relevance of your graduation work in the larger social, professional and scientific framework.

The housing backlog is a critical problem in Jakarta. There are many strategies and regulation that have been applied by the Jakarta Province to increase the number of houses and mitigate the contraction of the backlog in Jakarta. But the main approach of the provincial government still is building more housing units. The economic and social characteristics of the housing sector are the reason that almost all society intervenes in the housing market through an array of policies intended to increase the housing consumption by various group. The research project outlined in this proposal will help the public in general and the state government, including the Province of Jakarta and other provinces specifically from developing countries, to learn about and improve the local housing conditions. It will also help the government to better utilize the fund for housing by getting it to the right target in more efficient way. By aiding in making these types of projects more secure and successful the sliding scale of risk can be halted. This makes investments in lower tier housing more interesting for the private sector. The influx of capital that they bring can be used to fund other large scale housing projects which will allow more beneficiaries to make use of the program while at the same time offering decreasing the housing backlog that exists in many developing countries.

The scientific relevance of this research project lies in the fact that the case study can be repeated for other cases. It also further tests and develops the 5As of Adequate Housing framework by Ayala et al. (2019). The mismatch of supply and demand and the results of the inquiry into that can also be used as the basis for other studies. Either to refine the model used or to apply it to other cases in a comparative study. Furthermore, researchers could use this work as a basis to find out what type of housing program should be used in their country.