

## Conference Paper

# The Vulnerable Socioeconomic Conflict on the Gate Community Neighborhood in Makassar

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## Abstract

As a developing country, Indonesia has a tolerant society. Nonetheless, demands are currently rising for exclusive real estate models which are bounded from the vicinity by ring-fenced or portals. Understanding the socio-economic conflict is essential for developing urban housing at the gated community. This research is focused on the gate community housing in Makassar, which represents the condition of cities in Indonesia. The study combines both quantitative-qualitative analysis and spatial analysis. The data collection was obtained by observation and interviewing the neighborhood community. The data analysis uses triangulate combinations, which are essential performance analysis (IPA), Participatory Rural Appraisal (PRA), and the system information of geography analysis. The results show from 272 real estates in the city of Makassar there are 85.7percent of the gate communities in the city of Makassar which all show vulnerability to socio-economic conflicts. Although, the level of exclusivity increases, the socio-economic interactions tied between gate community residents and non-residents prevent social conflict from emerging.

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## 1. Introduction

The increasing population has enlarged the housing backlog. An effort the government has made to fulfill the people's need for housing is involving the private sector. For a while now, developers have been building middle down the house on urban lands. However, its quality is far from that of the urban infrastructure, and it is built on low-cost land around the self-help settlements while the construction of residential estates for the middle class was done on strategic locations.

Research on developing multi-functional concepts of land in the suburban area [1]. The results of the study indicate the development of housing and settlements in the region Makassar suburbs are developing sporadically, with low densities in each cluster. Land single function impacts the residents used the collector road to obtain

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social and economic / trade services in the City Center. The development proposed of multifunctional concept inserts construction to integrate the developing of sporadically housing. However, the building inserts occurred which generally built by the developer to form residential real estate that is not integrated with the environment around it. The housing formed a group and bordered it with a gate. Residential space is influenced by lifestyle. Encouraged by the lifestyle of urban communities on existence needed, then the house of real estate is developed which exclusively itself with a multilevel territory model [2].

The exclusive settlements in Makassar City grew in Panakukang District at the beginning. The condition of settlements in Panakukang Subdistrict, the existence of residential real estate has caused social, economic conflict. Lifestyle changes tend to form exclusivity then encourage the development of gate community model housing. The community separated from surrounding communities through high walls or sturdy gate – segregation through the creation of isolated communities that will lead to socio-economic conflict [3].

The sense of community-based on the formation of the gated community is one indicator of social class in quality of life. The ambiance appears naturally when there are similarity and level of interest between the members which will subsequently bind that togetherness[4]. So gate community housing is a fulfillment need for the group of society so that its development can't be avoided; however the things which needed is the possibility of conflict must be regulated and controlled. The form of conflict are closed dispute (latent), conflict sticking out (emerging) and manifest conflict. Closed conflict is characterized by the presence of pressures are not appears, is not fully developed and has also not been lifted to the surface, it caused the conflicting parties are often not aware of the conflict potential. The emerging conflict appears when the contradictory parties begin to realize the differences between them. Conflict manifest appears when disputes between parties are actively involved in the fight. This open conflict must be avoided[5].

For this reason, a study is needed to find out how big the gate community housing is in the city of Makassar, how much the level of vulnerability of socio-economic conflicts, and roots problems that affect the level of socio-economic vulnerability between residents of housing gate community with residential residents around it.

## 2. Layout, Heading, and Reference

## 2.1. Theoretical framework

### 2.1.1. Urbanization and lifestyle of the Metropolis city

Urbanization is a logical consequence of the rapid industrialization and urban development. For 30 years the average urbanization growth (population to city transfer) is 3.5% per year. This has led to high demand housing for the lower middle class. The phenomenon of formal metropolis settlements in the form of real estate grows alongside self-help settlements with traditional village patterns. Some types of real estate are imitated by the cities in advanced countries by segregating in contrast to security reasons — communities which artificially separated from the surroundings through high walls or sturdy gates as territorial boundaries.

This territory is significant concerning privacy to fulfill the need for identity, actualization, security, and maintaining good relations with others. Territoriality is the behavior of a group of people who want to show themselves, own and manage a territory. Territoriality is also a form of privacy. The emergence of a gate (real estate) residential real estate community was triggered by the lifestyles of the metropolis residents who increased their self-image and exclusivity by living in luxurious settlements or by constructing sturdy iron gates and maintaining the security and existence of their property[6].

### 2.1.2. Gate community conflict

The arising impacts from the development of gate community housing namely[7]:

1. Occupants of Gated Communities. The results of direct observation in the field revealed that several informants who were found considered the social burden that should be borne had many variations, including:
  - (a) Exclusive or closed impressions often stick to the gate community occupants. This impression is not without reason; the residents often feel that they don't need to interact as they think could fulfill their needs;
  - (b) Security and comfort needs. The residents need high privacy and avoid from disruption of social activities which they consider as unnecessary and take up a lot of energy and time. They can replace it by giving a certain amount of funds;

- (c) Solidarity that develops in the new environment usually also wants to create a new ambiance. The solidarity model which they don't like in the old environment will leave behind and develop new solidarity models that they prefer and like;
- (d) Based on the level of its socio-economic status, the gated community occupants' backgrounds are higher than those of the non-gate residential complex. The image and price of the house which set in a gated environment are usually more luxurious, elitist, and expensive. Images like this sometimes contradict the surrounding settlements which are villages with simple photos, even slums. This condition has indirectly made a social partition between the rich and the poor

## 2. Developers and Market Demands.

The image of the socio-economic status of the gated community is high, deliberately packaged to give a significant influence on the characteristics of classy and limited solidarity of its inhabitants. This condition was used to attract the attention of the elite to focus on aspects of security and comfort.

Therefore, the occupant's request to the developer is to close the residential area with a high gate and wall for convenience.

So the gated community is a development of lifestyle demands and becomes a necessity for groups of people who crave security, convenience and group exclusivity. But segregation through the creation of territories in physically and socially will cause problems of conflict with surrounding residents. Therefore, interference from the government is needed as an urban planner.

## 2.2. Conflict of gated community

According to Widhyarto (2009), the impacts of the construction of gate community housing are:

### 2.2.1. For the resident of gated communities

The results of direct observation in the field revealed that several informants tolerated it for a couple of reasons, including:

1. The exclusive or closed impressions often attached to the residents of gated communities. They do not see the need to interact because their needs have been fulfilled;
2. The security and comfort needs. The residents need high privacy and avoid the disruption of social activities. They consider it as unnecessary and wastefulness of energy and time. They could simply avoid it by providing a certain amount of funds;
3. The solidarity that develops in a new environment usually creates new nuances. The model of solidarity they detest in their old environment will be left behind. They develop a new model of suiting solidarity;
4. Based on the level of socio-economic status, the background of the residents of the gated communities is better than that of the inhabitants of the residential complex which is unfenced. The image and prices of houses pegged to fenced environments are usually more luxurious, elitist, and expensive. Most times, it contradicts the surrounding settlements which are usually villages with simple images, even slums. This condition indirectly creates a social barrier between the rich and the poor.

### **2.2.2. For the developers and market demands**

The socio-economic status of the image of the gated community is deliberately packaged to display the classiness and limited solidarity of its inhabitants. These conditions attract elite to focus on this aspect based on security and comfort. Hence, the residents demand the developer to close the residential area with high fences and walls for their convenience.

The gated community is the development of lifestyle demands. It is a necessity for people who desire security, comfort, and exclusivity. However, the segregation through the creation of physical and social territories causes conflict within neighborhood residents. Therefore, it is necessary for the government as a city planner to intervene in this problem.

### **2.2.3. Research methodology**

This research applies the qualitative descriptive method. The research location in this study covers the whole Makassar city. The researchers surveyed to assess the

characteristics of real estate which is more dominantly applied. Figure 1 below is the research variable used by the researcher:

### 2.3. Sample of data

In analyzing the characteristics of residential estates in Makassar and finding the root of the problems of the socioeconomic conflict, the researchers used a sample to assess the performance and expectations of the neighborhood community regarding the gated community. The researchers also took specimens from the middle up and middle-class residents and the use of walls/gate as the respondents in answering the content of the questionnaires. The IPA analysis used ten samples from housing for the middle up class and seven housing units for the middle class. Both of them are gated estates.

#### 2.3.1. Data

Based on the objectives of the research, two types of data were required in this study; primary and secondary data. The primary data was in the form of interviews related to the characteristics of housing in Makassar as well as the roots of the socioeconomic conflict occurring between the residential estate and neighboring community around. Then, the secondary data is the data needed to support the analysis and discussion. These secondary data include library studies, data or documents from the government and data from Google Earth.

#### 2.3.2. Data analysis technique

This study used the spatial analysis to view the location of the real estate with the conditions of the neighboring community followed by a social mapping analysis. A quantitative, qualitative and comparative descriptive study with the humanist, sustainable housing planning standards is used. Then, analysis of the social and institutional systems of neighborhood housing was carried out to find out the root of the problem. This was in the form of the fundamental issues since the estates were built and the expectations of the neighborhood community towards the estate residents.

The data was collected through an in-depth interview with the beneficiary assessment or client satisfaction and juxtaposed approach compared with the FGD. The Important Performance Analysis or IPA is used to process the scoring results to determine the performance and expectations that occur which are related to socio-economic conflict

arising from the gap between housing and settlements in Makassar. The SPSS analysis is used to process data from the study of IPA to determine the priority quadrants to be handled related to the conflict. Based on the results, methods to anticipate the gap between the residents and community with housing real estate performance to prevent socio-economic conflicts can be developed.

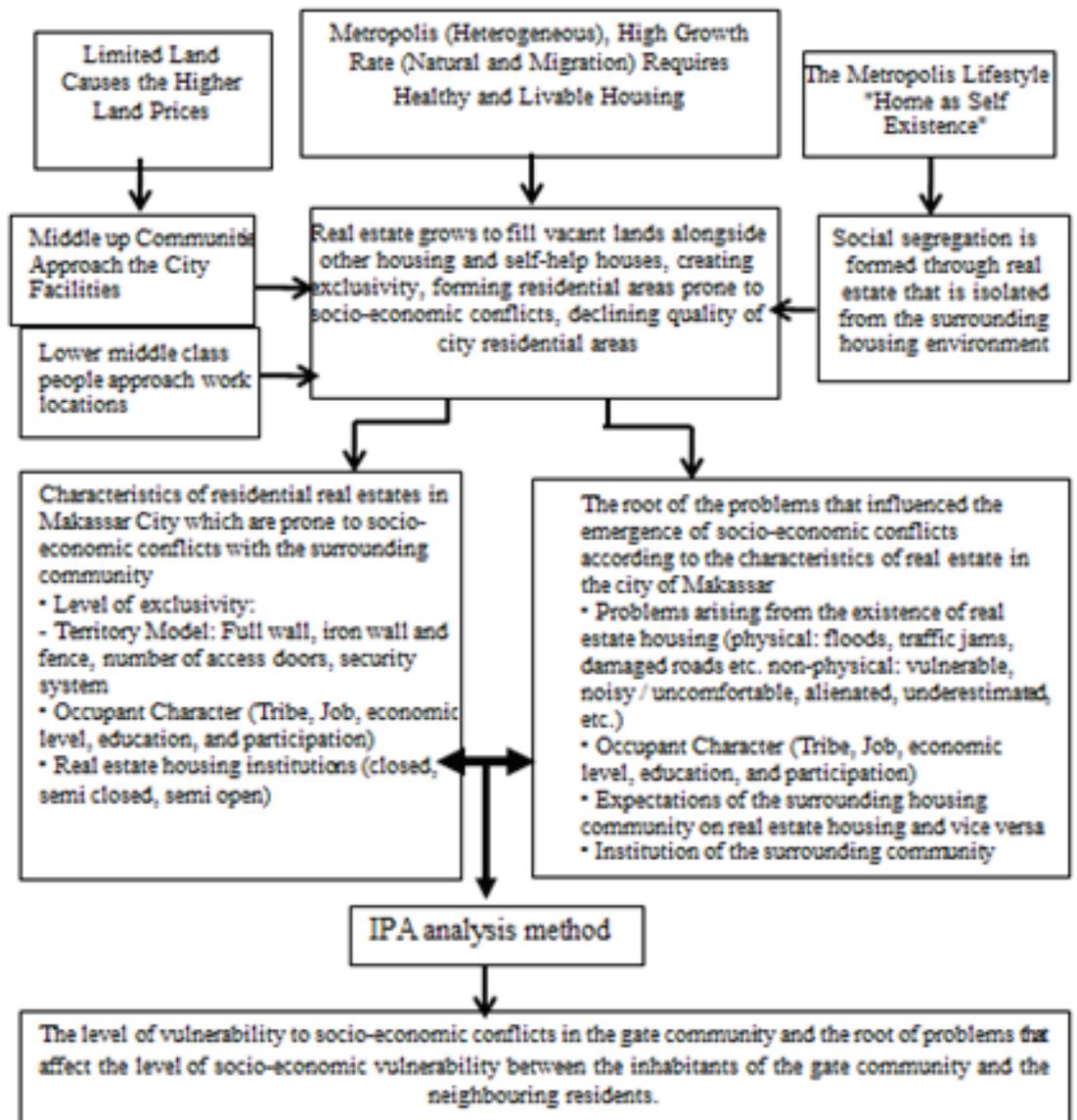


Figure 1: Conceptual Framework of the Research.

### 3. Result and Discussion

Housing is a group of houses functioning as neighborhoods or residential environments which is equipped with environmental infrastructure and facilities. The housing development is an essential factor in increasing the dignity, quality of life and general welfare.

Therefore, it needs to be developed in an integrated, directed, planned and sustainable manner [8].

Based on the survey results, only 13 districts in Makassar City have real estate housing. There are 51 real estate housing in Biringkanya Subdistrict, 6 in Makassar Subdistrict, 3 in Mamajang Subdistrict, 72 in Manggala Subdistrict, 6 in Mariso Subdistrict, 34 in Panakkukang Subdistrict, 22 in Rappocini Subdistrict, 12 in Tallo Subdistrict, 22 in Tamalanrea, 41 in Tamalate District, and only one in Ujung Tanah and Wajo Subdistrict. The following is a summary of the survey and type of housing in Makassar city, which is contained in table 1:

TABLE 1: The number of housing based on its type in each subdistrict in Makassar City.

Subdistrict	The number of middle up class real estate	The number of middle-class real estate	Total
Bontoala	-	1	1
Manggala	7	65	72
Makassar	6	-	6
Mamajang	1	2	3
Mariso	5	1	6
Rappocini	16	6	22
Tamalate	19	22	39
Wajo	1	-	1
Tallo	-	12	12
Ujung Tanah	-	1	1
Panakkukang	13	21	34
Tamalanrea	2	20	22
Biringkanaya	3	48	51
Total	73	199	272

Source: Survey result, 2018

Based on the data above, the number of housing in Makassar city is 272 units. There are 73 units for the middle up class community and 199 units for the middle class. The sub-districts that have the highest number of housing in the middle up class are Tamalate and Rappocini Sub-districts with 17 and 16 housing units respectively. Meanwhile, those without housing in this category are Bontoala, Tallo and Ujung Tanah Districts. For the middle class, the sub-district with the highest number of housing units is Manggala and Birungkawa sub-district with 65 and 48 housing units respectively.

Based on the survey results, the number of housing based on the type of constraints in Makassar was obtained, as the following table 2:

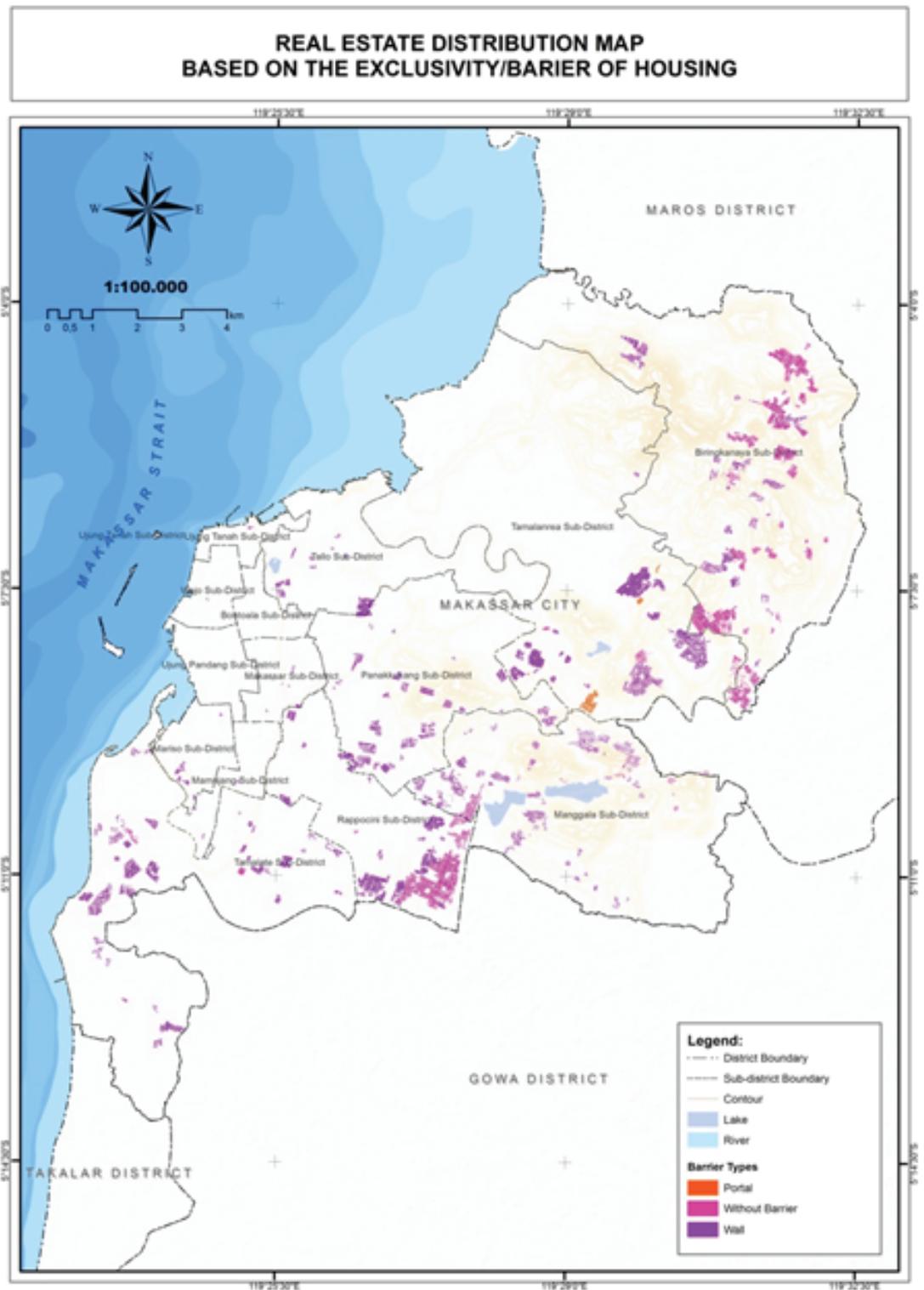


Figure 2: Mapping of Housing Exclusivity in Makasar City (Source: Researcher, 2018).

The data above shows that the existing housing in Makassar is dominant using the constraints by 227 units out of 272 units. However, the housing with no constraints is 39 units. Then, there are six units which use portals.

TABLE 2: The number of housing based on the type of constraints in Makassar City.

Housing type	Constraints		
	Without	With	Portal
Middle up	4	68	2
Middle	35	159	4
Total	39	227	6

Source: Survey result, 2018

The level of housing exclusivity is one of the factors that develop residential real estate in Makassar. It could be seen in Figure 2, where as many as 83,5 percents of residential estates are limited by a gate, 2,2 percent of residential estates is limited by portals and 14,3 percent of estate housing does not use constraints.

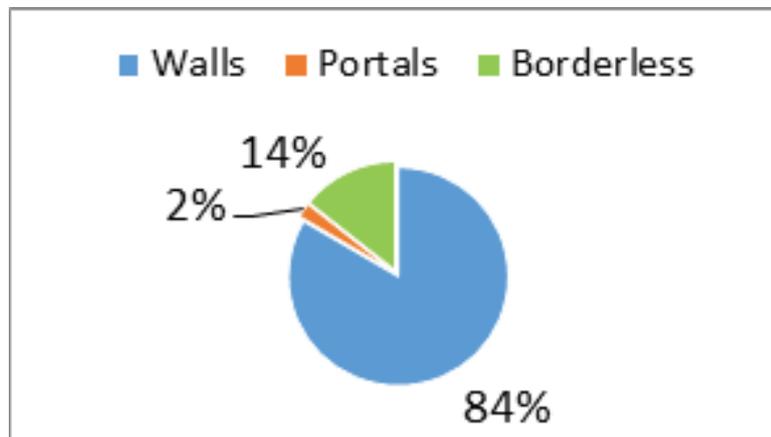


Figure 3: The number of real estates based on its constraints.

### 3.1. Analysis of Middle-Class Gate Community

The suitability level of the assessment components for the study of the socioeconomic conflicts could be seen in the following table:

Based on the perception of the neighborhood housing community on the social conditions and environmental conditions since the construction of the residential real estates, it shows that institutional indicators, community participation, flooding, congestion, security/crime and alienated has a low level of suitability that is less than 100 percent. This indicates that institutional facilities are not yet available; participation or community awareness is still low. The middle-class real estate which uses walls has an impact on the socio-economy conflict. It could be seen from the low suitability value which is less than 100 percent. The level of inequality and social conflict between the gated middle-class real estate and its neighborhood housing is 89.5% or less than

TABLE 3: The number of real estates based on its limitations in Makassar City.

Sub-district	Portal		Without limitations		With constraints/gated	
	Middle up class	Middle class	Middle up grade	Middle class	Middle up grade	Middle class
Biringkanaya	-	-	-	27	3	21
Makassar	-	-	-	-	6	-
Mamajang	-	-	-	-	1	2
Manggala	-	-	-	6	7	59
Mariso	-	-	-	-	5	1
Panakkukang	-	-	-	-	13	21
Rappocini	-	-	2	-	14	6
Tallo	-	-	-	-	-	12
Tamalanrea	-	4	-	2	2	14
Tamalate	2	-	2	-	15	22
Ujung Tanah	-	-	-	-	-	1
Wajo	-	-	-	-	1	-
Bontoala	-	-	-	-	1	-
Total	6		39		227	

Source: Survey result, 2018

TABLE 4: The suitability level of middle-class housing type with gates.

No.	Component	Total of the performance score	Total of expectation score	Suitability level
Institution of the neighborhood community				
1.	Institutional	949	1012	93.9%
Resident characteristics				
2.	Community participation	976	995	98.1%
Problems arising from the existence of the real estate				
3.	Flood	718	936	76.7%
4.	Traffic jam	626	838	74.7%
5.	Noise	839	833	100.7%
6.	Damage roads	1002	931	107.6%
7.	Public space facility	1130	952	118.8%
8.	Security/crime	663	991	66.9%
9.	Alienated	607	904	67.1%
Total		7510	8392	89.5%

Source: Analysis result, 2018

100 percent. This indicates the huge social gap between the residential real estate communities and its surrounding/neighborhood settlements.

The average level of performance and the expectation of the gated middle-class real estate on public perception could be seen in the following table:

TABLE 5: The Average Performance Levels and Expectations of Middle-Class Housing Using Walls.

No.	Components	Performance level (X)	Expectation level (Y)
Institution of the neighborhood community			
1.	Institutional	4.12	4.37
		3.16	4.54
		3.26	
Resident characteristic			
2.	Community participation	3.68	4.38
		3.55	
Problems arising from the existence of the real estate			
3.	Flood	2	4.27
		3.31	3.97
4.	Traffic jam	2.32	3.69
5.	Noise	3.11	3.67
6.	Damage roads	3.71	4.10
7.	Public space facility	4.43	4.04
		3.94	4.35
8.	Secure/crime	2.46	4.37
9.	Alienation	2.25	3.98

Source: Analysis result, 2018

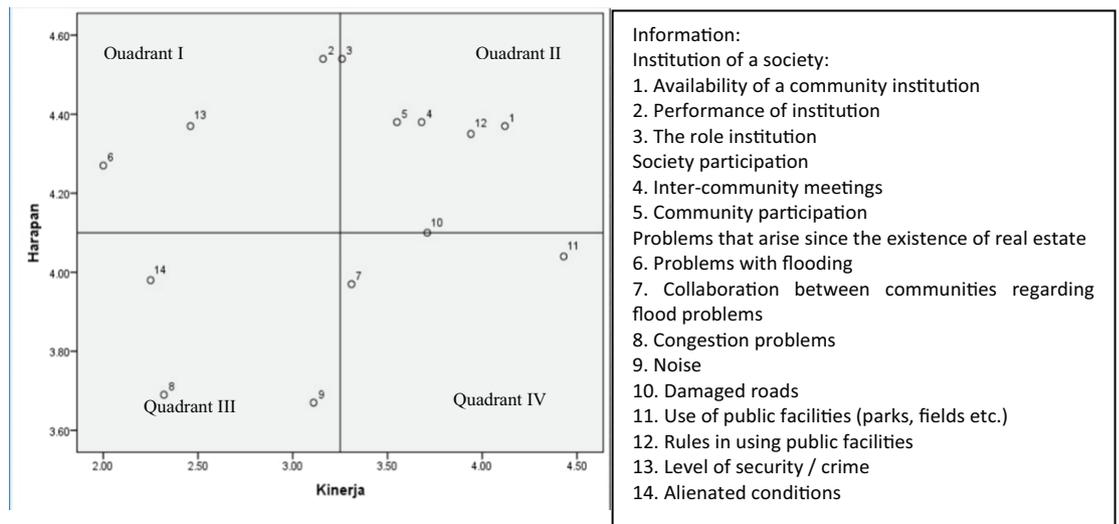


Figure 4: Matrix of Importance-Performance Analysis on Gate Community of middle-class.

The results obtained from the IPA matrix show that quadrant institutional components fill me on the performance of community institutions, the effects of flooding on the environment since the development (land conversion), and crime. These are the main components which need to be improved, and these are the root of the problems within

the community. It is important to be handled by the stakeholders of the community itself to minimize social conflicts.

Quadrant II is filled by the institutional components regarding the existence of a community institution and the strategy of the institution to overcome the social conflict between the neighborhood housing and real estate. Also, there is community participation regarding the routine of meeting activities of both sides and discussions on damaged public roads and facilities which are used together. The components have begun to be implemented and need to be maintained and improved because they are located in the priority quadrant.

Quadrant III is filled with the alienated component regarding the boundary between surrounding settlements and real estate housing (walls). Therefore, there is no relationship between one another. There is also congestion and noise which disrupts the comfort of the community around the housing after the construction of the residential real estate. This component is on a low priority because it has a low level of performance and expectation. Hence, it is not considered to hurt the surrounding community.

Quadrant IV is filled with flood components regarding the environmental conditions since the construction of housing (land conversion) and public space. It means that the flood component is not considered by the community to have a significant impact because it has high performance and low expectations. It does not have a negative effect since it does not occur in the area after the construction of the residential real estate. The public space component is also available based on public perception. Therefore it is not considered important in handling priorities. It is necessary to allocate resources related to the parts with a higher priority which still require the improvement.

### 3.2. The analysis of middle up class gated community

The level of suitability of the gated middle up class housing of the components from the public perception could be seen in the following table:

The data in the table above shows that institutional indicators, community participation, floods, congestion, damaged roads, security, and alienation all have a low level of suitability less than 100%. The level of inequality and social conflict between the middle-class real estate and its neighborhood housing was 89.2%. This indicates that there is still a wide gap between these two communities.

Then, the average level of performance and expectations of the community's assessment on the gated middle-up class real estate based on public perception can be seen in the following table:

TABLE 6: The Level of Suitability of Gated Middle Up Class Housing.

No.	Component	Total of the Performance score	Total of Expectation Score	Suitability level
Institution of the neighborhood community				
1.	Institutional	970	1063	91.2%
Resident Characteristics				
2.	Society Pasticipation	898	1010	88.9%
Problems arising from the existence of the real estate				
3.	Flood	834	1015	82.2%
4.	Traffic jam	642	838	76.6%
5.	Noise	1051	838	125.4%
6.	Damage roads	1049	1097	95.6%
7.	Public space facility	1164	1042	111.7%
8.	Secure/crime	771	1094	70.5%
9.	Allienation	577	918	62.9%
Total		7956	8915	89.2%

Source: Analysis result. 2018

TABLE 7: The Average of Performance and Expectations Levels of Gated Middle up Class Housing.

No.	Component	Performance level (X)	Expectation level (Y)
Institution of the neighborhood community			
1.	Institutional	3.35	3.24
		2.65	3.20
		2.81	
Karakter penguin			
2.	Society Participation	2.73	3.06
		2.71	
Problems arising from the existence of the real estate			
3.	Flood	2.11	3.37
	Traffic jam	2.95	3.14
4.	Noise	1.95	3.02
5.	Damage roads	3.18	2.54
6.	Public space facility	3.18	3.32
7.	Secure/crime	3.72	3.19
		3.34	3.12
8.	Flood	2.34	3.32
9.	Traffic jam	1.75	2.78

Source: Analysis result. 2018

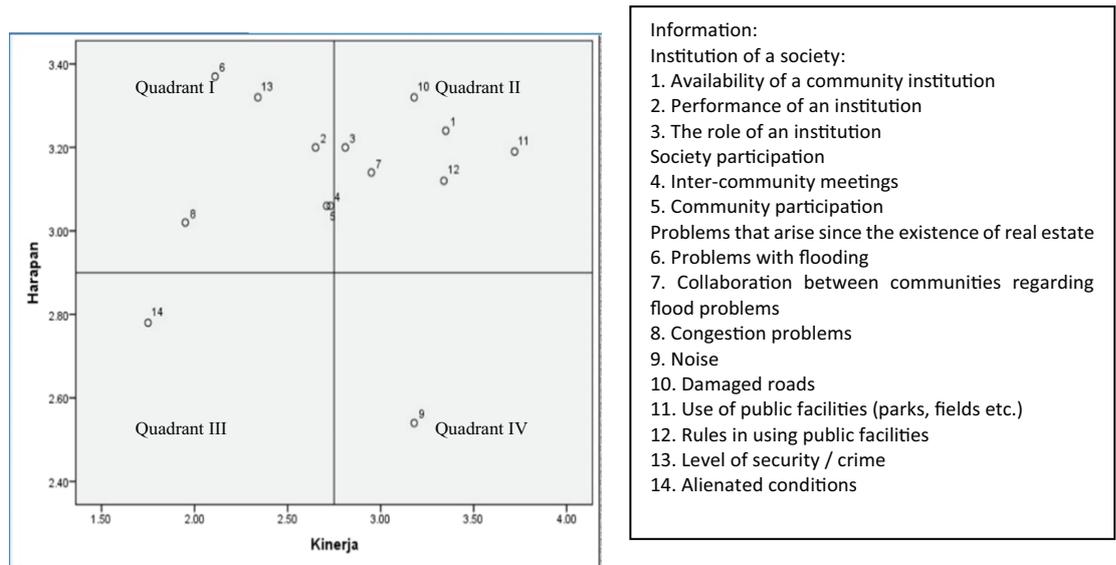


Figure 5: Matrix of Importance-Performance Analysis on the Gate Community in the Middle up Class.

The results of the IPA matrix above show that quadrant I am filled with the institutional component on the performance of community institutions and the community participation regarding the routine meetings between the neighborhood and the real estate community discussing community participation, flood conditions, congestion, and crime. It means that these components are the top priorities to be improved. They need to be handled to minimize conflicts that occur between these two communities.

Then, Quadrant II is filled by the institutional components regarding the existence of a community institution and its strategy in overcoming the social conflict between the real estate and its neighborhood community. There are also the components of flooding and damaged roads, infrastructure, and public space facilities. It means that these components are being implemented and need to be maintained and improved.

Furthermore, the quadrant III is filled with the alienated component regarding the boundary between surrounding settlements and the real estate housing (walls). There is no relationship between one another. It means that the element is a low priority because it has a low level of performance and expectations. Therefore, it is not considered to have a significant impact on the community or conflict from the construction of residential real estates.

Quadrant IV is filled with the component of noise, and this does not have a big impact since the construction of residential real estate serves its purpose. They feel comfortable, and there are no motor vehicle noise problems.

From the results of the analysis above, the existing housing in Makassar City has not been qualified because it is still below 100%. The level of performance of the housing is not by the expectations of the community. It is shown in the following table.

TABLE 8: The Level of Suitability of Real Estate Quality in Makassar City.

Element/Variable	Suitability level	Testing Criteria
Gated middle up class real estate with constraints/gated	89.2%	If TKI <100%. it means that there are still problems of socio-economic conflict of real estate in Makassar city
Gated middle-class real estate with portal	83.2%	If TKI <100%. it means that there are still problems of socio-economic conflict of real estate in Makassar city
Gated middle-class real estate with constraints /gated	89.5%	If TKI <100%. it means that there are still problems of socio-economic conflict of real estate in Makassar city
Gated middle-class real estate with portal	77.4%	If TKI <100%. it means that there are still problems of socio-economic conflict of real estate in Makassar city

Source: Analysis result. 2018

The main priority which is the component of solving the socio-economic conflict in the gated middle up class housing is the performance component of community institutions. They include; participation of the housing community, flood conditions, congestion, and security. These components are the top priority and need to be improved. It is considered important by the community in handling environmental conditions to minimize and eliminate the socioeconomic conflicts between the real estate and its neighboring communities. However, the main priority in the gated middle-class housing is the components of the community institution performance; flood conditions and security. These components are the top priority to be improved.

From the results above, a conclusion can be drawn that housing that implements the concept of gate community is more liable to trigger the high social conflicts. This mainly results from their lack of community participation and infrastructural awareness, and crime rate also increases. The existence of an institution is not going well because the gated community lacks awareness to participate. Therefore the role of an institution does not run well.

### 3.3. Conclusions and suggestions

1. The gated community is growing rapidly because of the interest of the people of Makassar city.

2. Socio-economic conflicts exist in all neighborhoods in the city of Makassar. The highest is in the middle-class housing that uses the gate, and the lowest is the one using the wall.
3. There is still socio-economic interaction in the form of assistance and attention through the institutional coaching between the residents of the gated community and the neighborhood community. Although the level of exclusivity of the gate community housing is high, social conflicts do not emerge.
4. The government requires the existence of institutions in every gated community which can regulate its citizens to be able to interact, monitored and accountable for the establishment of a safe and humane environment.

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