

ABSTRACT

PIERRE ALBYN PONGAI: *STUDY ON FACTORS INFLUENCING THE
PROPENSITY OF HOUSING TRANSFORMATION
WHICH CAUSED BY HOUSING DEFICIT ON LOW-
COST HOUSING
CASE STUDY : BUMI KARAWACI HOUSING ESTATE*

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Housing was built to meet the normative needs of families. When housing condition cannot meet these needs, due to the changing in family's needs that caused by the changing of family's lifecycle and social-economic condition, then a condition will occur that is called housing deficit. If the family aware of the housing deficit, it will drive actions to alter or expand the dwelling, that is called housing transformation. The purpose of this research is to explore the propensity of housing transformation on Bumi Karawaci Housing Estate, with the rate of housing deficit occurred as one of the caused factor and other factors influencing both. Bumi Karawaci Housing Estate which developed 37 years ago, has experienced various housing physical and usage change. This research also found that most residents are no longer classified as low-income group. The propensity of housing transformation on Bumi Karawaci Housing Estate is found very high, where almost all of the dwellings were transformed and almost half are still desired to do it again. The analysis has proven that the propensity of housing transformation is influenced by the housing deficit occurred, previous transformation performed, completeness of housing facilities, and quality of neighborhood socialization. Whereas the housing deficit has proven to be influenced by the size of family, number of rooms and availability of other rooms in the dwelling. While the family's income has proven to be influencing the ability to perform housing transformation.

(Keywords: propensity of housing transformation, housing deficit, low cost housing)