

The Challenge of Collaboration in Rental Housing Design, Case Study: Students Rental Housing in the City of Bandung

Dr. Allis NURDINI

Lecturer - Department of Architecture, School of Architecture, Planning and Policy Development, Institute of Technology Bandung - INDONESIA
allis@ar.itb.ac.id

Dr. Ismet Belgawan HARUN

Lecturer - Department of Architecture, School of Architecture, Planning and Policy Development, Institute of Technology Bandung - INDONESIA
kkpp@ar.itb.ac.id

ABSTRACT

Stake-holders participation in the process and evaluation of spatial quality development indicates the existence of collaboration in spatial design. In rental housing design, the term of collaboration technique is rarely studied. Identification of the renter aspiration and the owner interest, as the key stakeholder with different motives in rental housing development, is essential. One method of renters' involvement to achieve quality housing is study of renter's perception about their housing attributes. This method is called effect-based valuation. Meanwhile, the method to acquire value from the owner side is conducted through assessment of rental housing fact, which is called exposure-based valuation.

The comparison of the two valuations is important to identify the housing design performance from the user point of view, and to discover the housing form from the owner side. Through these approaches, the spatial quality criteria are combined for future design improvement. Hypothetically, the renter with critical judgment will give good value for maximum condition, and in contrary, they will give bad value for minimum one. This paper describes the combination of two spatial valuations: renter perception and factual measurements as an alternative method of collaboration in rental housing design. For this objective, students rental housing in Bandung is used as a case study. It is identified that collaboration for rental housing design potentially hampered by some factors, from both renter and owner side. It is also concluded about the concept of rental housing design to meet the renter need and the owner interest, and to reduce the hampered factors from both sides.

Keywords: *collaborative design, user perception, factual valuation, students rental housing, Bandung*