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The Limited Equity Cooperative Housing: Overcoming the Lameness of Land Ownership

The Limited Equity Cooperative Housing: Overcoming the Lameness of Land Ownership

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Abstract

City gives the useful positive things, however, the urban growth can also cause various problems of social, economy, and politics. It has been realized that rapid growth of the cities in underdeveloped countries has been followed by various problems related with demography factors, particularly the growth of urban population number that cannot be avoided. Based on some theoretical views that can explain urban poverty in the third world, it seems that the impecunious clan cannot obtain any affordable housing. Meanwhile, they have the high proximity level to urban activity centers. The concept of limited equity cooperative housing as an alternative to solve this problem of poverty in Indonesian cities has a technical problem. It is not merely the problem of culture --attribute of industrialization--nor the lethargy in economics growth. The domination system of land in Indonesian cities is generally not proportional. Most of the strategic locations is dominated by the middle to upper factions, whereas impecunious faction never gets the opportunity. To change the un-proportional domination system toward the proportional domination system is the program of limited equity cooperation housing. The modification of Parsons's General Action System is the implementation of the basic strategy of the program. The difficulty to implement the program is depended on the 'political will' of the government. The policy makers need to realize that the impecunious communities in Indonesian cities should be considered as something inherent with the entire structure of urban community, and that urban efficiency is reached when this community faction is integrated better into the urban social system.

Keyword: , impecunious, homesteading, affordable, gentrification, , ,

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