

The Development of House Contruction in Villa Wira Karya Complex

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ABSTRACT

Among the various modern-style housing in Pasar Kamis Village, Kertak Hanyar Subdistrict, Banjar Regency, one can find houses that combine local wisdom backgrounds. Houses in Pasar Kamis Village incorporate local wisdom contexts with house building designs resembling Banjar palimasan houses, which were used during the kingdom era as treasurer's residences for caring for the kingdom's gold and silver. This study uses descriptive methodology based on qualitative approach to analyze the development of housing construction in Villa Wira Karya Complex and to characterize the process of house manifestation in Villa Wira Karya Complex by collecting data through the community of Villa Wira Karya Complex and housing real estate developers. Data collection techniques are conducted through residence observation, especially in Villa Wira Karya Complex in Pasar Kamis Village, interviews, and documentation and photography. The development of traditional houses to modern houses in Villa Wira Complex represents a significant shift towards modern design and technology, including aspects of design, more modern building materials, and benefits. The development in Villa Wira Karya Complex covers aspects of design, building materials of the houses, as well as the usefulness of the house ornaments, reflecting adaptation to the times. Houses in Villa Wira Karya Complex, adopting the concept of local wisdom such as Banjar Palimasan houses, are an important part of cultural heritage and local identity that must be preserved.

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1. INTRODUCTION

The establishment of Indonesia is to advance the common welfare. Enrichment of housing will continue to be a priority, as housing plays a strategic role in building national character and personality, helping all Indonesian citizens to grow independently and productively. The phases or ups and downs of its existence and development reflect life itself. Having a safe place to live is crucial for human dignity

and is a fundamental need. To achieve this, attention needs to be paid to general guidelines for housing development, institutions, land issues, financing, and factors supporting housing development (Jasrul & Rarasati, 2022).

The development of traditional housing in Indonesia reflects cultural diversity and local values. Over time, factors such as modernization, urbanization, and lifestyle changes have influenced the evolution of traditional housing. Although there are still villages with traditional houses, many areas have transformed towards modern housing with contemporary building materials and designs. Studying this development can reveal the adaptations and challenges faced by traditional housing amidst the dynamics of social and economic changes in Indonesia (Mubarokah & Hendrakusumah, 2022).

Housing development is rapidly progressing in Indonesia, especially in South Kalimantan Province where housing locations can be found in various areas such as in Banjar Regency, which has many lands turned into housing. Factors of change from traditional houses to modern houses involve several aspects that influence housing choices and evolution. Some key factors include: The modernization and urbanization process drive people to adopt a more modern lifestyle and choose housing that suits urban needs (Supriyanto et al., 2023). Changes in people's lifestyles, such as high work mobility and the need for modern facilities, can trigger demand for more functional homes that meet modern lifestyle demands. Economic growth often impacts consumption patterns, including preferences for modern housing that tends to be more comfortable and efficient. The price and availability of traditional versus modern building materials can influence home construction decisions. Modern building materials that are more easily obtained may be preferred. Technological advancements and innovation in construction provide better and more efficient options, encouraging a shift from traditional methods to modern technology in development. Social factors, such as neighbor influence, media, and design trends, can also play a role in the decision to transition from traditional to modern houses. In this set of factors, the transition from traditional houses to modern houses reflects the complex dynamics between tradition, needs, and progress (Suryokusumo S., 2017).

2. METHODS

Qualitative research methods are often associated with naturalistic methods because they are conducted in natural environments, also known as ethnographic methods as they were initially more commonly used in cultural anthropology research. This method is considered a qualitative approach because data collection and analysis are descriptive in nature. It is rooted in post-positivism philosophy, emphasizing observation and deep understanding of the phenomena under study, with data analysis being inductive or descriptive, thus focusing more on meaning rather than generalization (Sugiyono, 2018).

A qualitative approach with descriptive methods is used in this research to describe the development of housing in Banjar Regency, South Kalimantan. The subjects in this study are developers and the community of Villa Wira Karya Complex. Data is collected through observing Villa Wira Karya Complex in Pasar Kamis Village, Banjar Regency, conducting interviews, and documenting through audio recordings and pictures. The data analysis process involves steps of data reduction according to the research objectives, presenting data through description, and drawing conclusions. Data validity is tested through triangulation, which involves comparing and confirming information from various sources and different data collection techniques (Rusmaniah et al., 2023).

3. FINDINGS AND DISCUSSION

The results obtained from the research have to be supported by sufficient data. The research results and the discovery must be the answers or the research hypothesis stated previously in the introduction part.

The development from traditional Banjar houses towards modern houses in Villa Wira Karya Complex reflects changes in architecture and lifestyle, which were initially dominated by houses with Banjar characteristics such as pyramid roofs and wood usage, but are now undergoing transformation. Starting from the use of modern materials such as concrete and bricks, and the adoption of technology in

air conditioning and security systems, has become a dominant trend. However, Villa Wira Karya Complex still strives to maintain traditional elements in its design while integrating contemporary needs. This creates a balanced environment between cultural heritage values and technological progress (Halawa et al., 2022,).

The transition from traditional houses to modern houses is due to the scarcity of raw materials in traditional house construction and the lack of expertise in building traditional houses. Besides, the high cost of traditional house construction also influences the transition from traditional to modern houses (Darojah, 2018). This is often found, especially in Villa Wira Karya Complex.

The development from traditional to modern houses reflects an interesting evolution in architectural design. Houses still follow the traditional Banjar style with features such as pyramid roofs, raised structures, and the use of natural materials like wood. However, with the passage of time and shifting preferences (Matondang & Sani, 2021), the house designs in Villa Wira Karya Complex have undergone significant transformation. Traditional elements still exist but are combined with modern designs that are cleaner and more minimalist. The pyramid roofs remain, but now they are complemented with finer details and cleaner lines. Banjar houses are a term used for traditional houses in South Kalimantan (Widhianingrum, et. al., 2024). These houses have structures that involve terrace floors, staircases with vertically carved railings and lotus flower-like ornaments as handles, verandas or galleries, living rooms, central spaces, dining areas integrated with cooking spaces, as well as cleaning spaces under the roof. The staircase is equipped with five steps (Maimunah, 2021).

Traditional Banjar houses have various types, but Banjar houses with high roofs are known as icons in South Kalimantan. These houses have distinctive high roofs, raised structures, and display right and left sides resembling wings (Huzairin, 2020). The buildings in Pasar Kamis Village have undergone changes from year to year, due to several factors including the high cost of building Banjar houses and the lack of expertise among construction workers in building traditional Banjar houses. This is as mentioned by Mr. T a construction worker, according to him nowadays, it is very rare for people to build traditional houses due to the lack of expertise among construction workers in building Banjar houses, besides, building Banjar houses also requires a considerable amount of cost (Holilah, et. al., 2024).

Nevertheless, Villa Wira Karya Complex still maintains a traditional atmosphere in its design. This can be seen in the use of details such as traditional ornaments on windows, as well as well-maintained greenery around the complex. This approach creates a beautiful balance between cultural heritage and modern aesthetics, providing comfort and functionality to residents (Hadi et al., 2023) .

The transition from traditional to modern houses in terms of building materials is a journey that reflects evolution in human needs, technology, and culture. From locally available natural materials in the past to advanced material innovations and modern construction technology, this transformation reflects human adaptation to their environment and aspirations for comfort, security, and aesthetics (Hartatik, 2016).

The characteristics of Banjar traditional houses can be identified not only from their roof shapes but also from the presence of platforms on both sides, two doors on the tawing halat, and raised house structures with posts exceeding 2 meters in height adapted to local land conditions. In the past, traditional Banjar house buildings used wood as the main building material, specifically ironwood or ulin wood. Ulin wood, also known as Borneo ironwood, is one of the native tree species of Kalimantan Island. According to Effendi, 2009, ulin wood has the following benefits:

- 1) Strong and durable wood, ranking first as long-lasting and premium wood.
- 2) Its germination power is excellent; even if the tree is old, if it is cut down or falls, it will sprout again as long as its roots are not damaged.
- 3) Its lifespan is very long, sometimes reaching hundreds of years due to its slow growth.
- 4) Cutting one seed can produce many seedlings.
- 5) Mature ulin wood trees are fire-resistant due to the density of their wood and the hardness of their bark.

6) It is relatively easy to obtain seeds from seeds, roots, leaves, and cuttings.

In the past, traditional houses used walls made of ulin wood, but this gradually disappeared due to several factors, including the relatively high price of ulin wood. Besides its high cost, ulin wood has also become increasingly rare due to factors such as unsustainable logging practices that disregard sustainability, where ulin trees with a diameter of less than 50 cm are already cut down (Huzairin & Oktaviana, 2022). Other factors include forest fires, the opening of access roads in remote areas along with Forest Harvesting Permits (IUPHHK) activities, leading to increased ulin wood logging. High demand, especially from China for flooring purposes, also contributes to the high price of ulin wood (Mubarokah & Hendrakusumah, 2022).

In the buildings of Villa Wira Karya Complex, lightweight bricks and cement are used as the main materials in house construction. This is because the residents of Villa Wira Karya Complex use lightweight bricks and cement as they are relatively cheaper compared to ulin wood. However, ulin wood is still used by the community in house construction. This was mentioned by Mrs. Jasmy Giarty that ulin wood is still used by the community in house construction, but it is only used as building supports or even as wall materials in buildings (Firdaus & Ristiawati, 2022).

The lack of interest in ulin wood buildings is due to the high price of ulin wood, so people prefer to use cement as the main building material. Nevertheless, the existence of ulin wood is still used in buildings until now, but ulin wood is more dominantly used as building supports to ensure that the buildings remain sturdy and strong even in waterlogged areas like swamps (Huzairin & Oktaviana, 2022).

In the past, people used wood for walls, but with the development of time and the difficulty in finding wood along with the relatively high price of wood, people prefer to use lightweight bricks as wall materials. Lightweight bricks, reinforced with cement, have become an alternative due to the high price of ulin wood nowadays. Additionally, walls made of lightweight bricks are often resistant to floods and do not rot, unlike wood-based materials that can easily rot when submerged in water (Adi & Tisnawati, 2020).

The floors of traditional Banjar houses tend to be made of ulin wood because ulin wood is strong. Besides using ulin wood, floors can also be made of regular wood, but if there are floods or the wood ages, it can easily rot. Therefore, traditional Banjar houses tend to use ulin wood as the base material for floors (Nurfansyah et al., 2020).

	
Traditional Banjar House Design Source: Dahliani, 2014	Traditional House Design in Desa Pasar Kamis Source: Documentation from Villa Wira Karya Marketing Office, 2023

In traditional Banjar houses, ulin wood is often used for flooring. This is because the Banjar community believes that ulin wood can create a cool atmosphere in the house, and it is also sturdy even when submerged in water. Considering that South Kalimantan is an area of marshy land and known for its numerous rivers, the Banjar people prefer using ulin wood for flooring (Anwar et al., 2018).

However, as times have changed, residents of Villa Wira Karya Complex prefer using full-body ceramic tiles as the base material for flooring. This is due to the limited availability of ulin wood. Apart from ulin wood, regular wood can also be used as the base material for flooring (Musriana, et. al., 2024).

One noticeable change in modern house construction nowadays is the roof. Traditional houses used to have "sirap" roofs. Sirap is a roofing material made from square-shaped wood planks (Hestiyana, 2020). It is used as an alternative to clay tiles, concrete, or other synthetic materials.

Some common types of wood used in Indonesia to make sirap roofs include ulin wood from Kalimantan, benuas wood, masupang wood, and merbau wood. In traditional Banjar houses, sirap roofs are made from ulin wood because ulin wood is known for its resistance to water and termite damage, making it the base material for Banjar house sirap roofs. Initially, sirap roofs were popularized by the Banjar community through generations (Ikhsan et al., 2021). This is due to their unique material and sturdy wood, which is why ulin wood sirap roofs are widely used in Kalimantan and even beyond (Dahlani, 2014).

The change in roof structure at Villa Wira Karya Complex involves using lightweight steel as the framework and metal roof tiles. Metal roof tiles are made from metal or steel. They have a lower risk of breakage compared to concrete roofs, are lighter, resistant to rust in changing weather conditions, and can also dampen noise (Muhtarida, 2020).

During the Banjar Sultanate era, the Banjar Palimasan house was used as the residence for the royal treasurer who kept the sultanate's silver. However, in modern times, Palimasan houses are used as residential homes by the community. Therefore, some concepts of traditional houses have changed in their utility according to Suryatin et al., 2022, including the following:

- 1) The staircase, which used to serve as access from the house to the yard, has undergone changes in utility. In modern houses, stairs are less commonly used because houses are now typically built directly by the roadside.
- 2) The floor, also known as "pelatar" in the past, used to be made somewhat porous in the kitchen area to facilitate the draining of water and dust. However, in modern houses where ceramic floors are commonly used, this can be replaced with drainage holes to dispose of water and even dust.
- 3) "Tawing," which serves as a divider between rooms in traditional houses, acts as a separating wall between the living room and family room. However, in modern houses in Villa Wira Karya Complex, there is a tendency to merge the family room and living room. Therefore, "tawing" is only used as a partition between bedrooms and the central area with the kitchen.

The disappearance of traditional houses within communities is caused by several factors, including the development of the construction era and globalization. Additionally, natural factors such as decay in building wood also play a role. Non-natural factors related to government policies regarding housing spatial planning, as well as societal views on traditional houses, also play a significant role (Yuwanti, 2020).

As time passes, houses will undergo transformation, and perspectives on houses can be seen from two angles (Aufa, 2009):

1. Home Building Process
 - a. Expansion or Growth: Expansion outward.
 - b. Subdivision: Adding space through division inside the house, such as building partition walls.
 - c. Refinement: Changes related to improving habitability, such as material replacement.
2. Home Improvement Process
 - a. House Renovation: Complete changes to the physical structure of the house, including shape and space.
 - b. Material Replacement (Flooring, Walls, Roof): Complete replacement without altering the type and quantity of house elements, house size, room numbers, and house or room shape.
 - c. Replacement of Some House Elements: Partial replacement of house elements without

changing the type and quantity of elements, house size, room numbers, and house or room shape.

Space and building form become the focus of changes, with parts of the house frequently undergoing transformations, according to Febriani, 2022, including:

- a. Walls, doors, windows, and large exterior elements of the building: Influenced by modernization and privacy needs.
- b. Function, size, and room layout: Adjusted to needs and privacy.
- c. Traditional or basic architectural factors: Depending on family development and economic needs.
- d. Building materials: Changing due to modernization influences.

The combination of traditional and modern architecture is the main concept reflecting the building. The design of buildings in the Villa Wira Karya complex showcases expressions of traditional and modern architecture simultaneously, making these buildings unique and adding extra value. Among these changes is the transformation of traditional houses into modern homes based on construction materials using cement. Additionally, the choice of zinc or tile roofs, as well as changes in flooring, where traditional houses used wooden floors, remains common among the community (Suryatin et al., 2022).

4. CONCLUSION

The development of housing construction from traditional to modern in the Villa Wira Karya Complex demonstrates substantial changes in development paradigms and lifestyles. In the past, traditional houses were dominated by natural building materials like wood, with designs more closely tied to local cultural heritage. However, over time, there has been a noticeable transformation towards using building materials such as concrete, steel, and glass. In terms of design, modern houses in the Villa Wira Karya Complex reflect creative adaptations of traditional architectural styles with contemporary touches. In terms of building materials, the Villa Wira Karya Complex shows a shift towards using durable and easily maintainable modern materials while still considering sustainability and environmental friendliness. This includes the use of concrete and glass, while also utilizing available local materials like ulin wood and gamam wood. The development of housing construction in the Villa Wira Karya Complex illustrates that modernity and local wisdom can coexist and complement each other.

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