

**NETHERLANDS FELLOWSHIP PROGRAMMES**  
**THE TAILOR MADE TRAINING**



**SCHOUWBURG ET HEDELE**

THE OLD TOWN OF SEMARANG, KOMEDISTRAAT, JL. CENDRAWASIH  
Krisprantono, Albertus Sidharta, Satrio Seno Prakoso

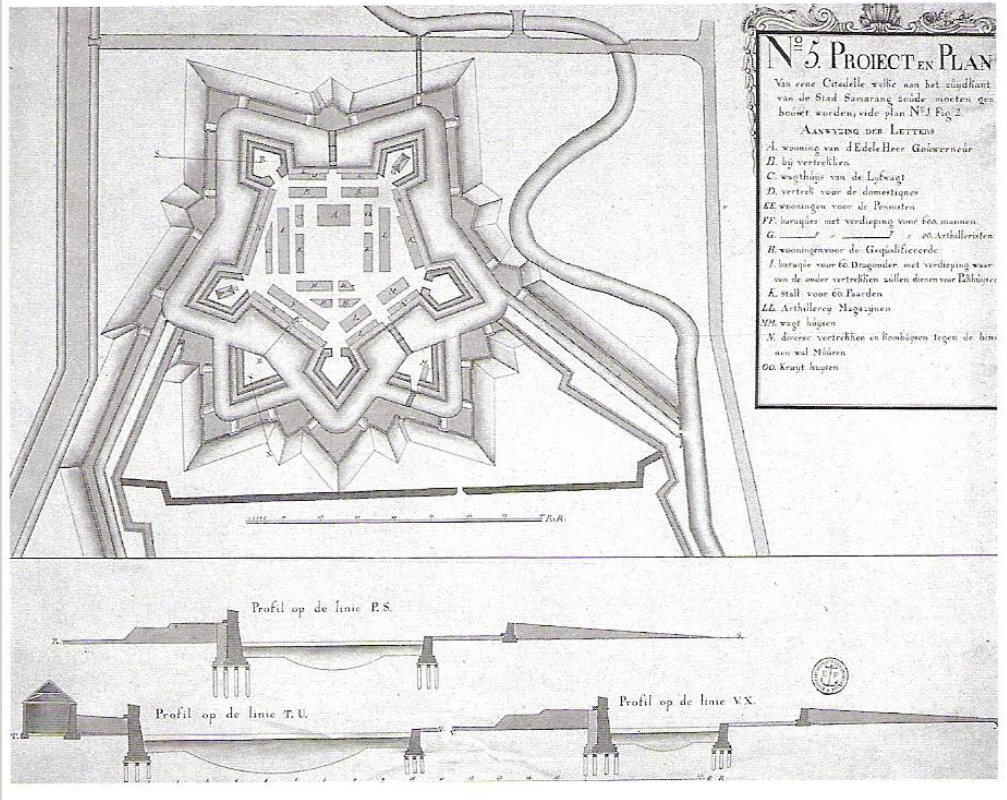
**PUBLIC AWARENESS IN CULTURAL HERITAGE MANAGEMENT**

**nuffic**

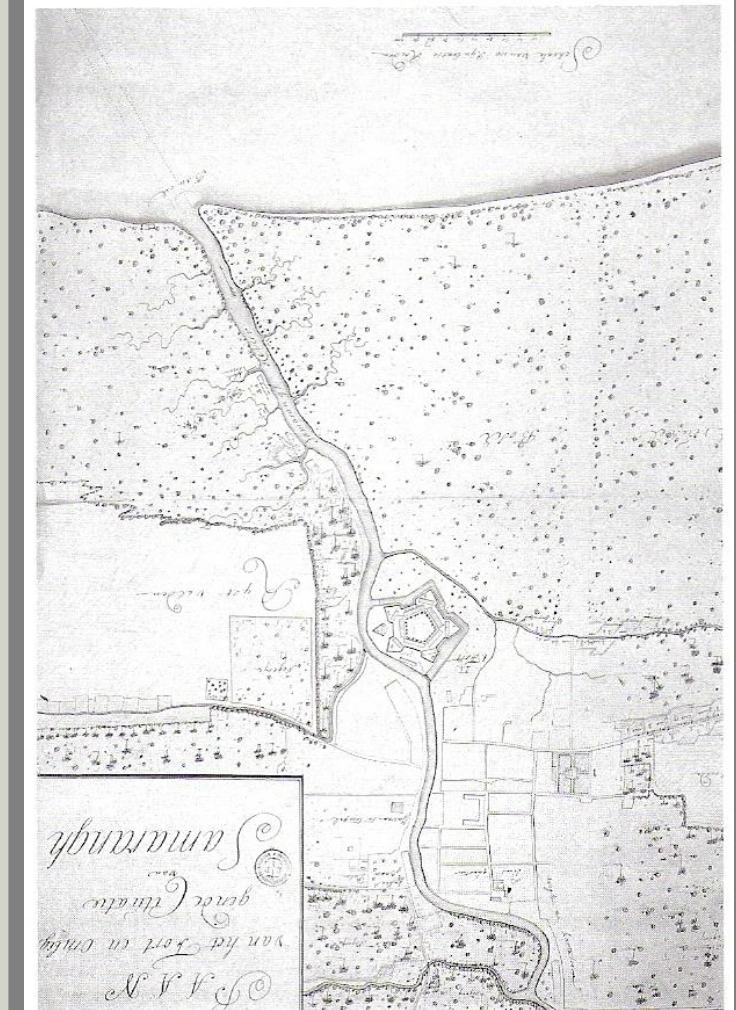
**MASTER PROGRAMME IN ARCHITECTURE**  
SOEIJAPRANATA CATHOLIC UNIVERSITY SEMARANG



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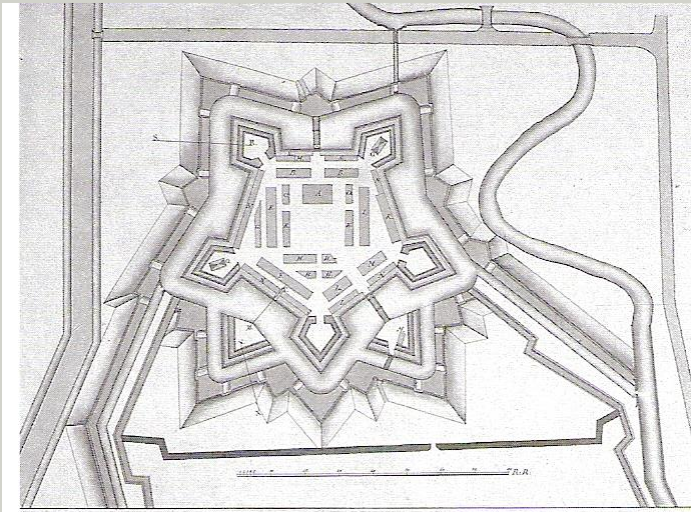
MAP OF SEMARANG 1719





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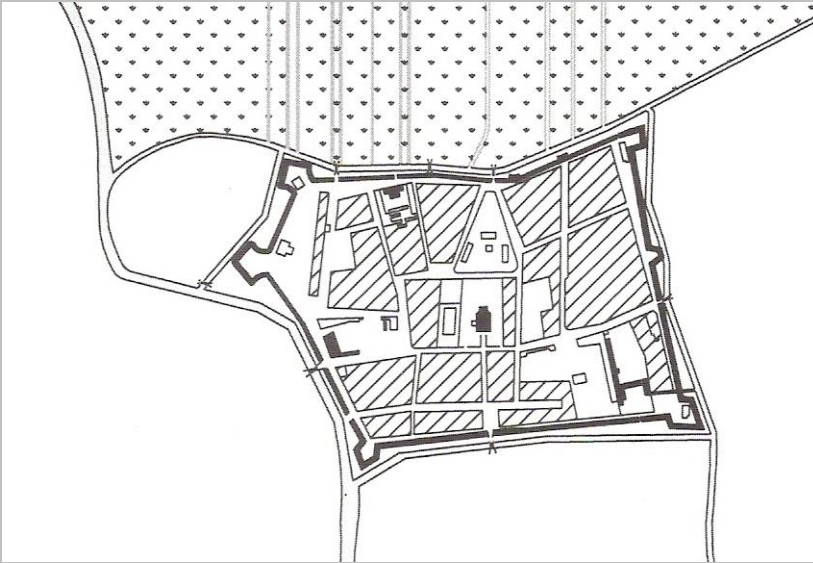
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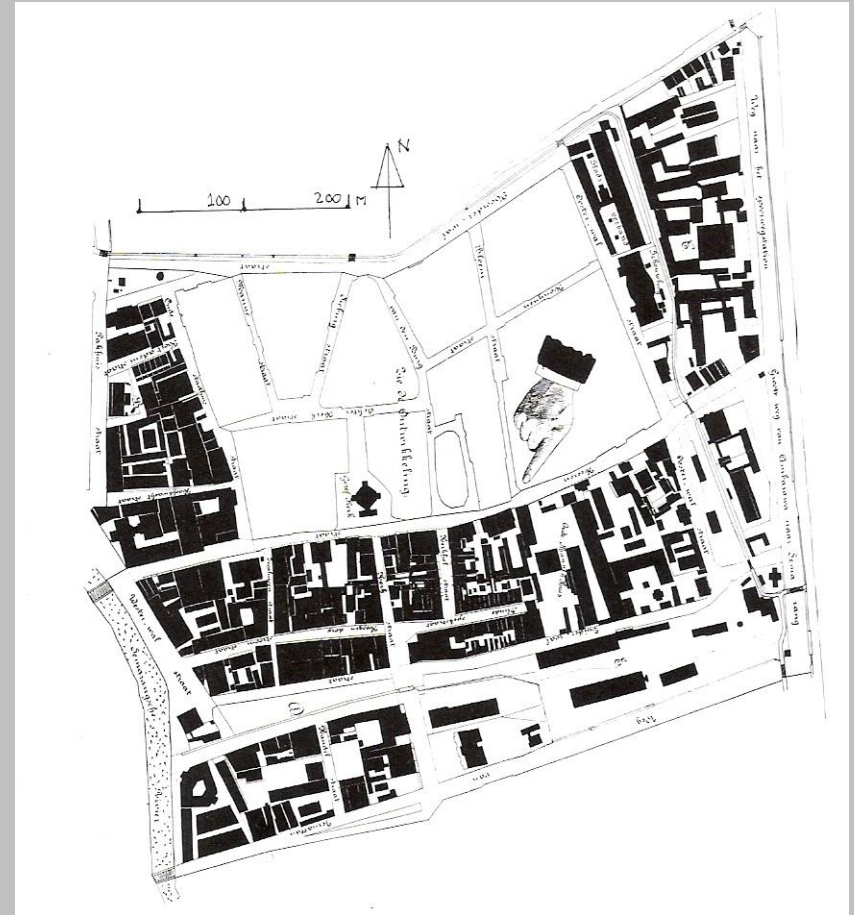
## MAP OF SEMARANG 1791



## ■ II. THE POSITION OF THE FORTRESS



THE PLAN OF THE FORMER FORTRESS  
AND THE SOLID – VOID OF THE OLD  
TOWN SEMARANG





## ■ II. THE SOCIETY BUILDINGS

### THERE WERE FOUR SOCIETY BUILDINGS IN SEMARANG

1. SOCIETEIT DE HARMONIE
2. SCHOUBURG ET HEDELE
3. SCHOUBURG ET HARMONIE
4. SOCIETEIT TJANDI

OLD THEATER

OLD THEATER







## ■ II. THE CONDITION OF THE BUILDING BEFORE 2005



## ■ IV. THE CONDITION OF THE BUILDING SEPT 2005

Kelembaban tinggi,  
“cocok”nya media tanam  
membuat tanaman bisa  
hidup di dinding

### **Analisa sementara :**

Robohnya bubungan  
atap; ‘patah lelah’ yang  
disebabkan kuda2 tdk  
mampu menahan beban  
atap itu sendiri. Diduga  
plafon yang spesifik  
berfungsi juga sebagai  
konstruksi, saat plafon  
dilepas maka kekakuan  
dan kekuatan hilang.





## ■ IV. THE CONDITION OF THE BUILDING SEPT 2005

1. Bagian asli benda cagar budaya (walaupun telah lapuk) sejauh mungkin diperhatikan dengan upaya konservasi. Penggantian dengan bahan baru boleh dipertimbangkan apabila memang secara teknis upaya konservasi tidak mungkin dilakukan.
2. Patina benda yang merupakan lapisan keseimbangan antara benda dengan lingkungannya dan terjadi secara alamiah harus dipertahankan.
3. Warna asli benda harus dipertahankan/dilindungi dan tidak boleh berubah karena tindakan konservasi.

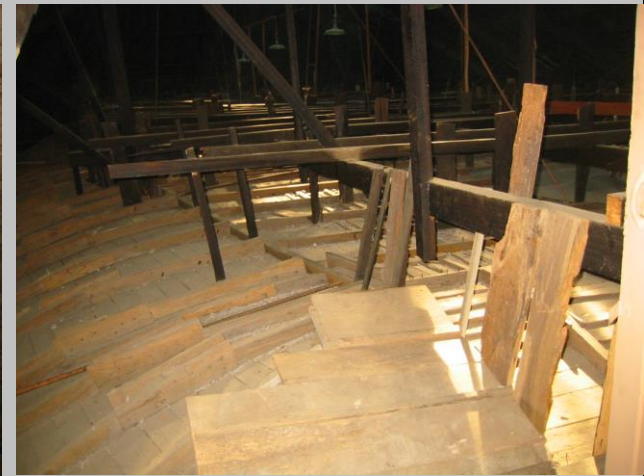


Akibat pembongkaran konstruksi kuda-kuda dan atap, bagian atas kolom struktur penahan kuda-kuda mengalami kerusakan. 27/09/05





## ■ V. THE INTERIOR OF THE NEW THEATER





## ***Langkah pendekatan, upaya pemanfaatan BCB***

- 1. Menempatkan landasan kebijakan lokal, nasional maupun internasional sebagai payung pendekatan untuk menyelesaikan masalah.**
- 2. Bersama-sama memahami apa yang disebut Warisan/ heritage dan Benda Cagar Budaya (BCB).**
- 3. Bersama-sama memahami pengertian Warisan Budaya (*cultural heritage*), Sumber Daya Budaya (*cultural resource*) untuk masuk ke dalam ranah arkeologis dalam rangka upaya pelestarian bangunan / situs. Termasuk didalamnya pengertian konservasi dan preservasi.**
- 4. Menggali tujuan akhir pelestarian untuk apa, atau nilai dan manfaat apa yang di dapatkan dari BCB ; dikaitkan dengan fungsi ruang yang akan digunakan.**
- 5. Merumuskan langkah-langkah yang akan dilakukan oleh pihak-pihak yang berkepentingan ( *para stake holder* ).**

# Mapping Out the Investment Potential for the Kota Lama:

## **Marabunta Theater**

### **Three Development Scenario's**

1: No intervention

2:  $\pm$  4,000 sqm Concert Hall, Art Cinnema,  
Restourant

3: 6,000 sqm Rental Office





# Marabunta Teater

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SOEGIJAPRANATA CATHOLIC UNIVERSITY SEMARANG



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DETAIL KAART  
GEDEELTE VAN C.D'EN D.M.IV  
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THE LOCATION OF  
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- This building was named Schouwburg et Hedele was famous theater
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- The Architect is unknown, the building was long square and plan of the theater was oval.
- The owner of the building sold part of the building and built the rest of the building the new theater and put the beautiful ceiling in this building.
- The existing building of the sold one is now in danger.
- The sold buildings had been used as storage and in 2004 the gable roof was collapse.
- In 2005 the owner broke down the roof.
- Now the building is unused and full of trees inside



# 1. No intervention



# 1. No intervention

## Market Analysis –

- Warehousing brings in moderate revenue stream but requires no additional investment

## Situation Analysis –

- Does not fit in profile of government plan for area
- Building is dilapidating fast because of lack of maintenance
- No legal restrictions for use
- Eyesore for urban fabric
- Some disruption for neighbours (pollution /rats/cockroaches)

## Stakeholder Analysis –

- Owner wants to keep warehousing function with new roof
- Objections from heritage conservation group
- Neighbors are disturbed by eyesore



## **2. ± 4,000 sqm Concert Hall, Art Cinema, Restaurant**

### **Market Analysis +**

- Demonstrated demand for indoor venue for concert all with high service level
- Presently in Semarang serviced/facility for a concert hall is not enough. In fact, there just a concert hall (RRI) in Semarang
- Price range about Rp 10.000.000 /4 hours
- Required services: snack bar, good acoustic system

### **Situation Analysis ++**

- Fits in profile of government plan for area
- No legal restrictions for use
- Suitable for urban fabric
- Minimal disruption for neighbours (parking/noise etc.)

### **Stakeholder Analysis +**

- Owner may be willing to consider plans
- No objections from heritage conservation group
- Strong support from neighboring (shop houses, local society)



# 3. 6,000 sqm Rental Office

## Market Analysis ++

- Strong demand of rental office in Semarang
- There are a trend to reuse the old building for rental office
- Target group : banking & trading company
- Comparable old buildings in Kota Lama that use for office building
- Rental tuition Rp. 120.000.000 / year
- Minimum rent periodic 2 years.

## Situation Analysis -

- limitation of parking area
- Physical and technical building aren't ideal for rental office

## Stakeholder Analysis +/-

- The owner doesn't support the rental office as the function
- Objections from heritage conservation group

# The Batjak

## Required investment

Hard Costs – Existing Bldg	1,700,000
Site Improvements	
Parking lot	45,000
Laundry	259,200
Spa	162,000
All other Site Improvements	<u>205,256</u>
Soft Costs (20%)	891,792
Contingency (10%)	<u>535,074</u>
<b>TOTAL CAPITAL COSTS</b>	<b>5,885,822</b>

# The Batjak

## Expected Revenue

### Rental residential

200 sqm@50.000 sq/m/month	100.000.000
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### Rental Retail

SPA	30.000.000
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TOTAL REVENUE/ANNUM	175.000.000
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## Operating Cost

Management

Cleaning

Maintenance



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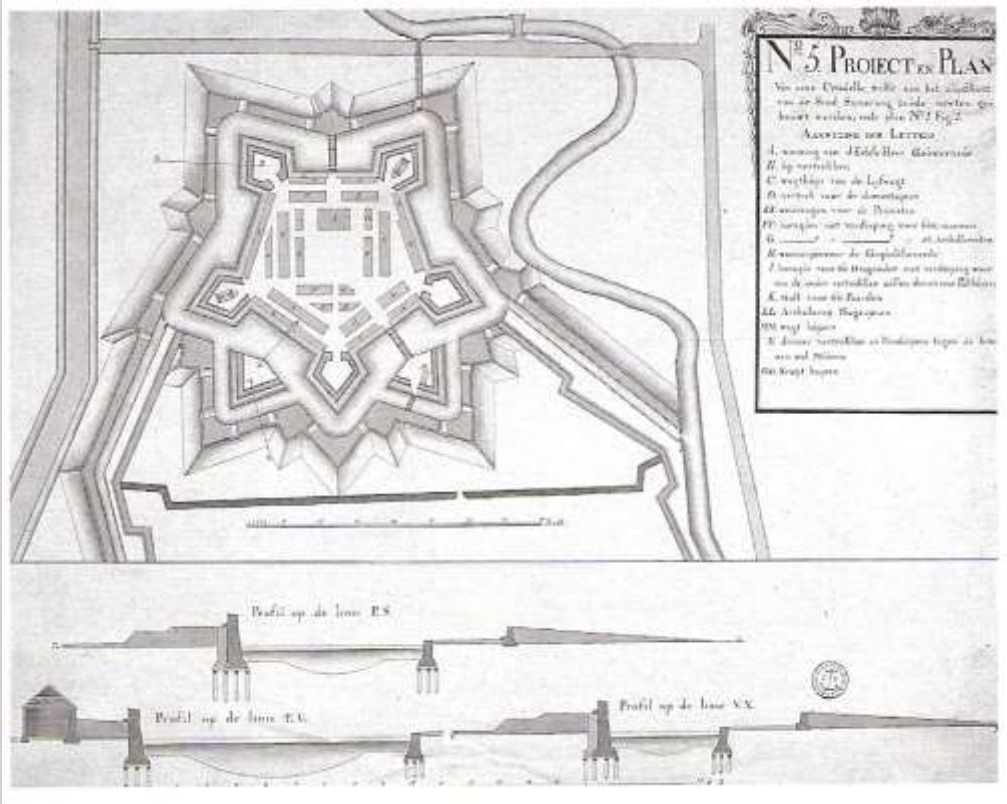
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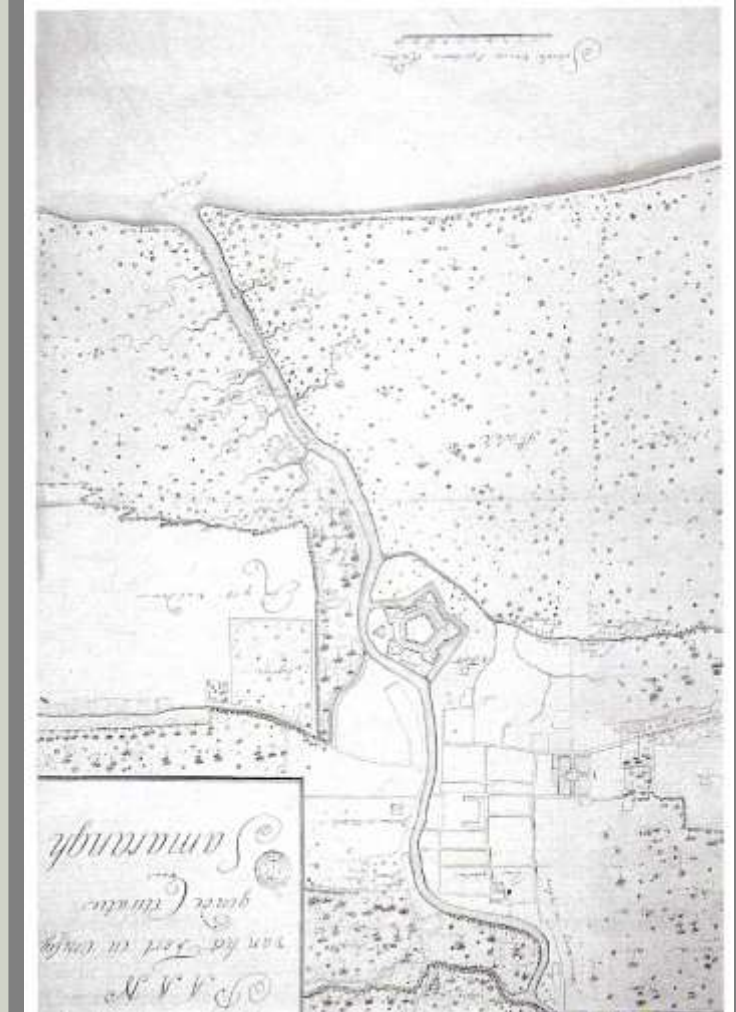
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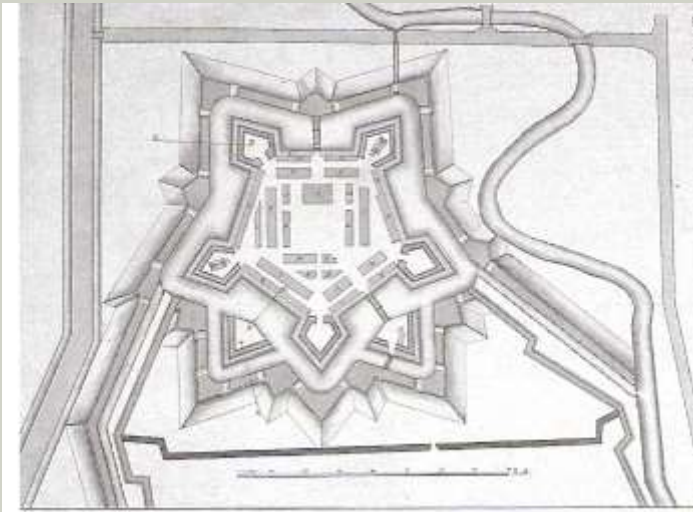
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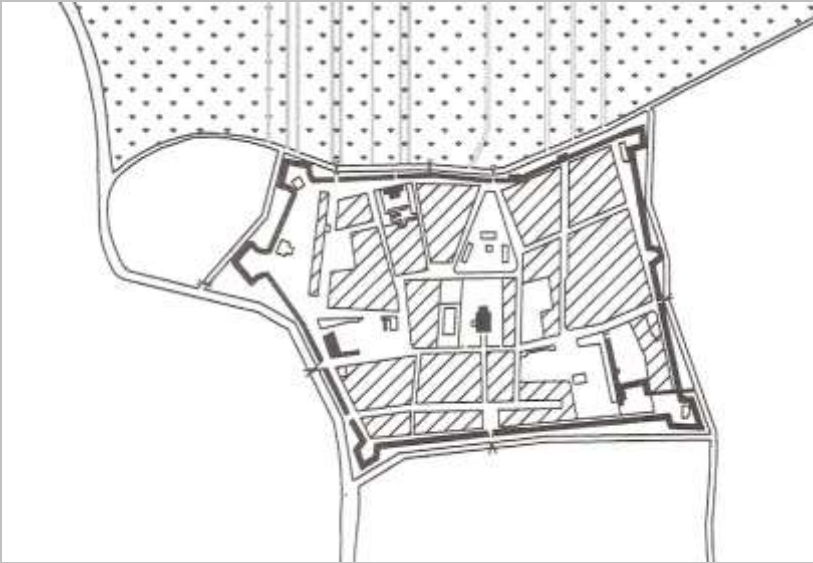
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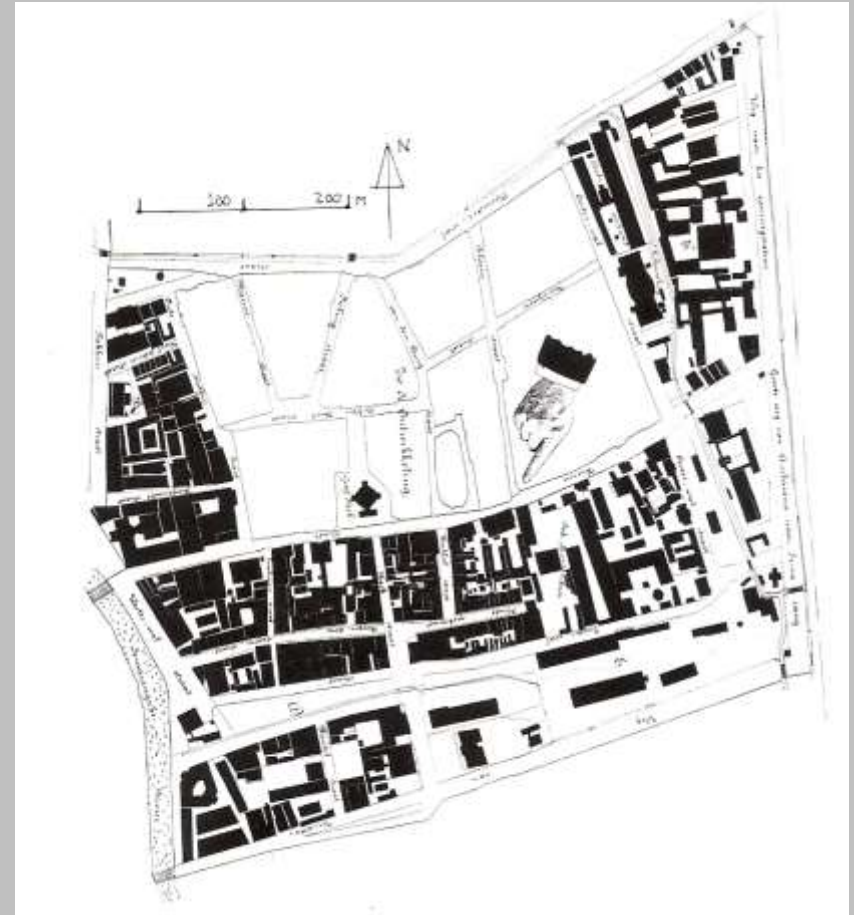
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Semarang

Komediestraat



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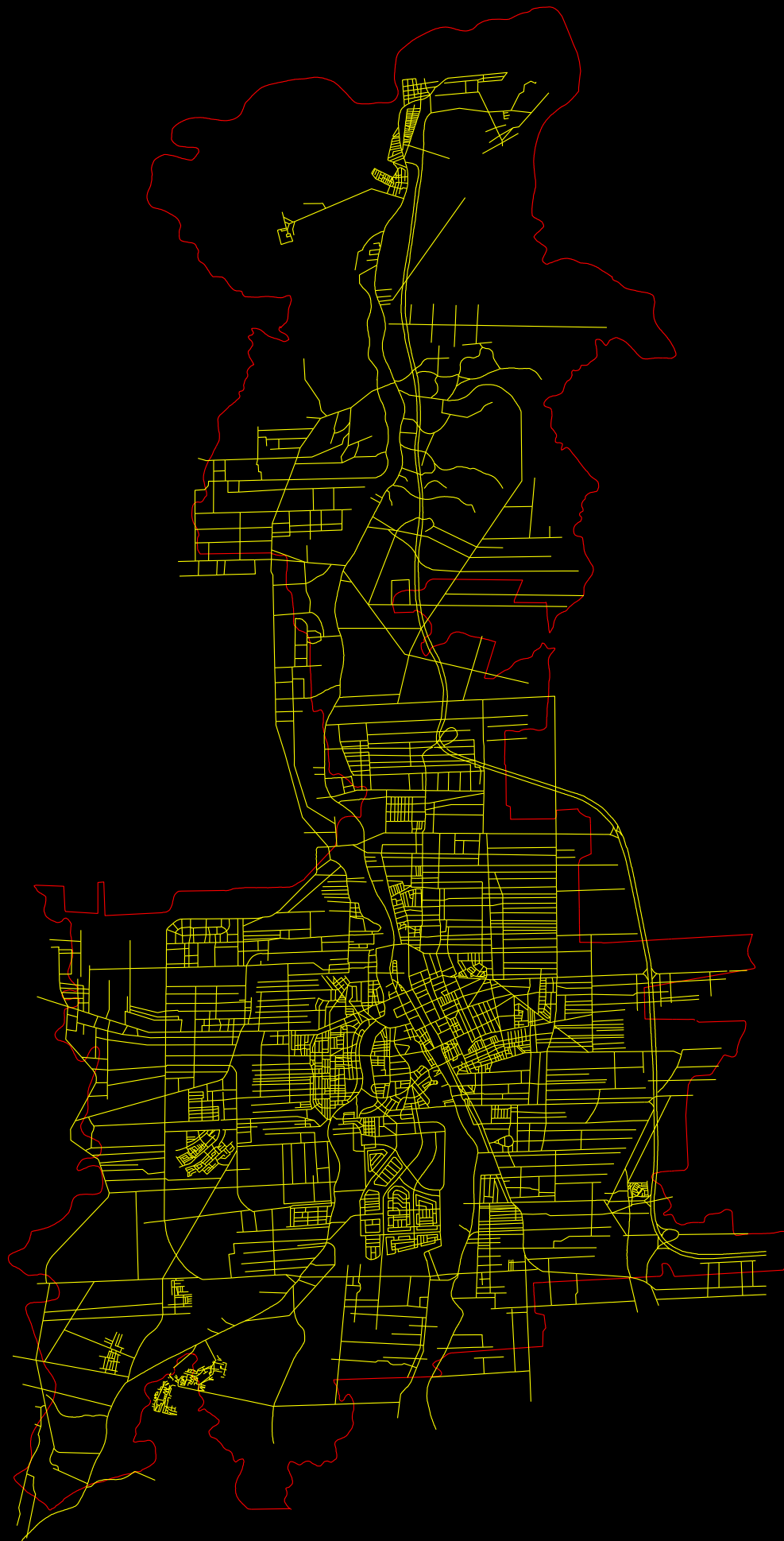
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Management

Cleaning

Maintenance



# MEDAN

Students from Universities in Medan  
mAAN (Modern Asian Architecture Network)

600 OLD BUILDINGS

150 BUILDINGS CHOSEN  
AS A NEED TO BE  
PRESERVED

Only 58 buildings included  
in the Region Regulation  
(PERDA)

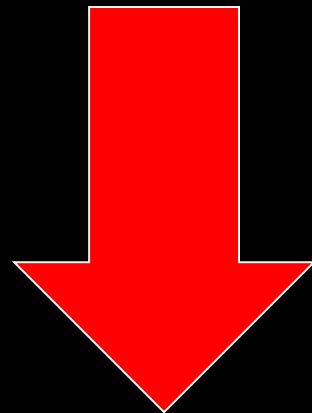


**BANDON**



1<sup>ST</sup> WORKSHOP 2004

“Capacity Building for Heritage  
Conservation”



**ACTION PLAN**

**(TO MAKE A NEW ADAPTIVE RE-USE DESIGN  
PROPOSAL TO THE DEVELOPER/OWNER OF THE  
BUILDINGS)**



# “Revitalizing MEDAN’s Historic Buildings”

The design and economics studies

1st-7th March 2006 Medan





# The workshop participants :

**Conservation/Architectural Design  
(19 BWS volunteers/local students + Tokyo University/mAAN)**

**+**

**Conservation Strategy & Economics Study  
(Urban Solution, b.v. + Donovan Rypkema)**



**mAAN  
(modern Asian  
Architecture Network),  
Tokyo**



**Ester Van  
Steekelenburg  
(Urban Solutions, The  
Netherlands)**



**Donovan Rypkema  
(Heritage Strategies  
International, USA)**





# Lecture 1 Urban Solution

Ester van Steekelenburg  
Director, Urban Solution, Rotterdam





Lecture 2

Revitalizing Medan's  
Historic Buildings

Kengo Hayashi

The University of Tokyo, Tokyo





# Lecturing by Mr. Donovan Rypkema

## From the heritage strategies International

Viewpoint  
1. Economy/  
2. Sequence/  
3. Energy/  
4. Conservation/  
5. Identity/

Schedule of Impact Study

No.	Activity	Start	End	Remarks
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...

DILARANG MEROKOK!





# Day 2

# Site Survey





Day 2  
Interview  
and  
discussion



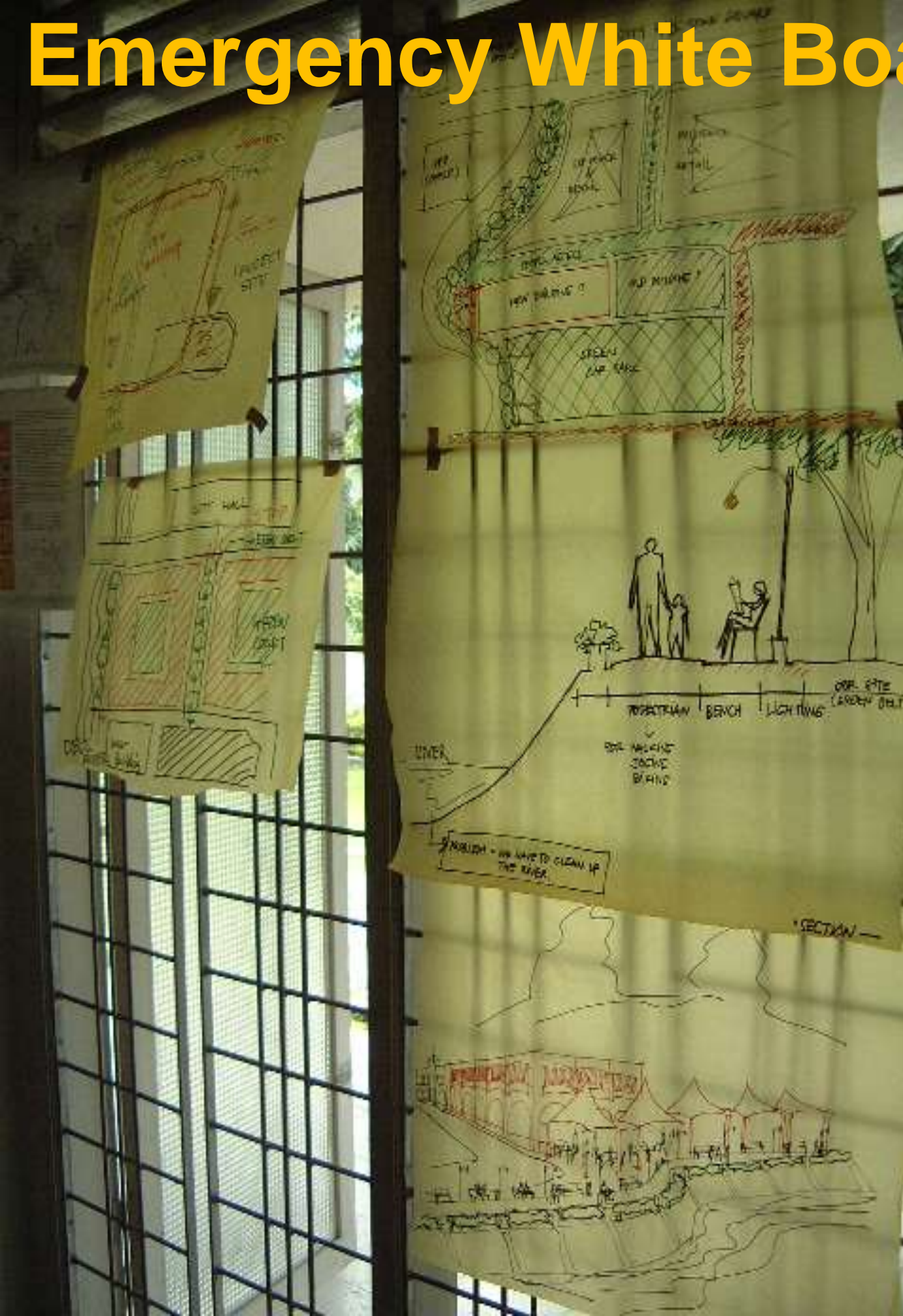


# Working in Group





# Emergency White Boards





# Team Effort







**Internal Group Presentation**



# Workshop Review







**Assisted on Economic Study**



# Final Presentation







**Guest Opinion**





**Kengo Hayashi Unit**

**Deli Maatschappij**  
(Gedung eks Tembakau Deli)



**Depnaker**

**Jun'ichi Ito Unit**



**Yutaka Mimura Unit**

**Inspektorat Pajak**





# Yutaka Mimura Unit Tax Inspektorat







# Tax Inspektorat Building





**Kengo Hayashi Unit**  
**Deli Maatschappij**





A large, white, classical-style building with a prominent portico supported by columns. The building features a pedimented roof and arched windows on the ground floor. It is surrounded by tall pine trees and a green lawn. A group of people is gathered near the entrance. The sky is blue with a few white clouds.

# Deli Maatschappij Building





# Jun'ichi Ito Unit Depnaker







# Depnaker Building



# Process & Out Put

**1.Introduction**

**2.Program**

**3.Architectural Design**

**4.Economic**



### HIGHEST SCORE

1 HOTEL	9
2 CONVENTION / EXHIBITION HALL	8
3 RENTAL OFFICE	8
4 APARTMENT / CONDO	7 1/2
5 AMUSEMENT	6
COMMUNITY CENTRE	5 1/2
6 MUSEUM / GALLERY	5
7 SHOPPING CENTRE	5
8 LIBRARY	4

HOTEL - CONVENTION HALL

### CLASSIFICATION OF THE FUNCTION

1 HOTEL  
 2 CONVENTION / EXHIBITION HALL  
 3 RENTAL OFFICE  
 4 APARTMENT / CONDO  
 5 AMUSEMENT  
 6 MUSEUM / GALLERY  
 7 SHOPPING CENTRE  
 8 LIBRARY

### HOTEL

- SPECIALTIES**
- TOP FLOOR RESTAURANT (GARDEN RESTAURANT)
  - INFORMATION TOUR TO THE TOP BUILDING
  - VIEW TO THE CITY WITH CASUAL / FORMAL
  - BAR/BEVERAGE NIGHT / CARING PARTY / DE CELEBRATING
  - HERITAGE TOP OF BUILDING
  - DELAND NIGHT
  - SHOPPING (SALE / BOUTIQUE)
  - ENTERTAINMENT & GIVING
    - o KARAOKE ROOM
    - o AMUSEMENT ROOM



### PROPOSED USE MATRIX

	Commercial Apartment	Hotel	Event Space	Shop	Community Building	Museum / Gallery	Library	Community Center	Amusement
Medium or High Multipurpose	1	1	1	1	1	1	1	1	1
Local Interaction	1	1	1	0	1	1	0	1	0
Large Outdoor Space	1	1	1	1	1	0	0	0	1
Uniquely Equipped Multi-Faceted	1	1	1	0	1	0	0	0	1
Low Floor Plate	1	1	1	0	1	0	0	1	1
Target Market	0	1	1/2	1	1	0	0	0	1
Visual Appeal	1	1	1	0	1	1	1	1	0
Unconventional Features	0	0	0	0	0	1	1	0	0
Physical and Technical Features	0	1	1	1	1	1	1	1	0
Functional Space	1/2	1	1/2	1	1	0	0	1/2	1
	6 1/2	9	8 1/2	5	9	5	4	5 1/2	6





# Historic Buildings

## Process

1. Introduction

**2. Program**

3. Design

4. Economic

## 3 Types Preservation

1. All

2. Image (replica)

3. Parts





# PROPOSED USE MATRIX

## Function (Hardware)

Limitation (Software)

	Condominium Apartment	Hotel	Rental Space	Shopping	Convention Exhibition Hall	Museum Gallery	Library	Community Center	Amusement
Objectivitas of the participant	I	I	I	I	I	I	I	I	I
Legal limitation	I	I	I	O	I	I	O	I	O
Client-imposed constraint	I	I	I	I	I	O	O	O	I
National/Regional/Local Market Factor	I	I	I	O	I	O	O	O	I
Real Estate Factor	I	I	I	O	I	O	O	I	I
Target Market	O	I	1/2	I	I	O	O	O	I
Political Factors	I	I	I	O	I	I	I	I	O
Intervention Tools Available	O	O	O	O	O	I	I	O	O
Physical and Technical Constraint	O	I	I	I	I	I	I	I	O
Financial Syntesis	1/2	I	1/2	I	I	O	O	1/2	I

Tolat Score

6.5

9

8

5

9

5

4

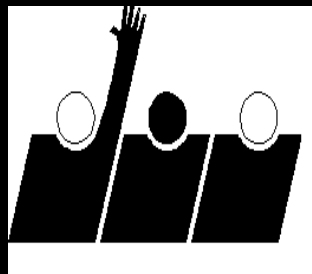
5.5

6.5

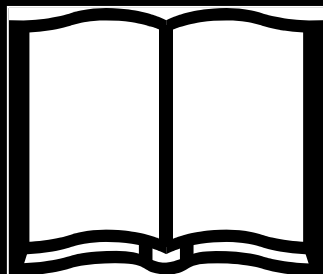
# **The Feasibility Assessment Team**



**Real Estate Economics**



**Community and Preservation**



**Rules and Regulations**



**Design and Construction**





# Output

1. Introduction

2. Program

**3. Architectural Design**

4. Economic



# Historical Values

**Year completion** : ± 1934

**Built by** : The corporate of the Sultan of Deli, The Sultan of Serdang and The Sultan of Asahan

According to the monument which is placed in front of the building, said that, this building being used by the Sultans and the Kings of East Sumatra for a meeting to declare their support of the Declaration of Independent of Indonesia in 1946.



*The Monument of Declaration*



*The Sacred Tomb*

Just next to the building happen to placed the sacred tomb of a great man from Aceh whose been fight for his kingdom and burried in this place since a long time ago.

Nowdays, this tomb become the holy place for some people to pray.



# Existing Condition

## Site Location



Medan City



Building façade



Inside the Building

The Inspectorat Buidling

The New Mixed Used Building Construction



Inspectorat Building Location, 1945

Inspectorat Building Location, 2006

As part of the development area this building is threated by the demolishment. Plus the bad condition of the building construction and the unknowledgement of the owner about the heritage conservation, becoming the weakness of the building to keep preserve.





# PROPOSED USE MATRIX

## Function (Hardware)

### Limitation (Software)

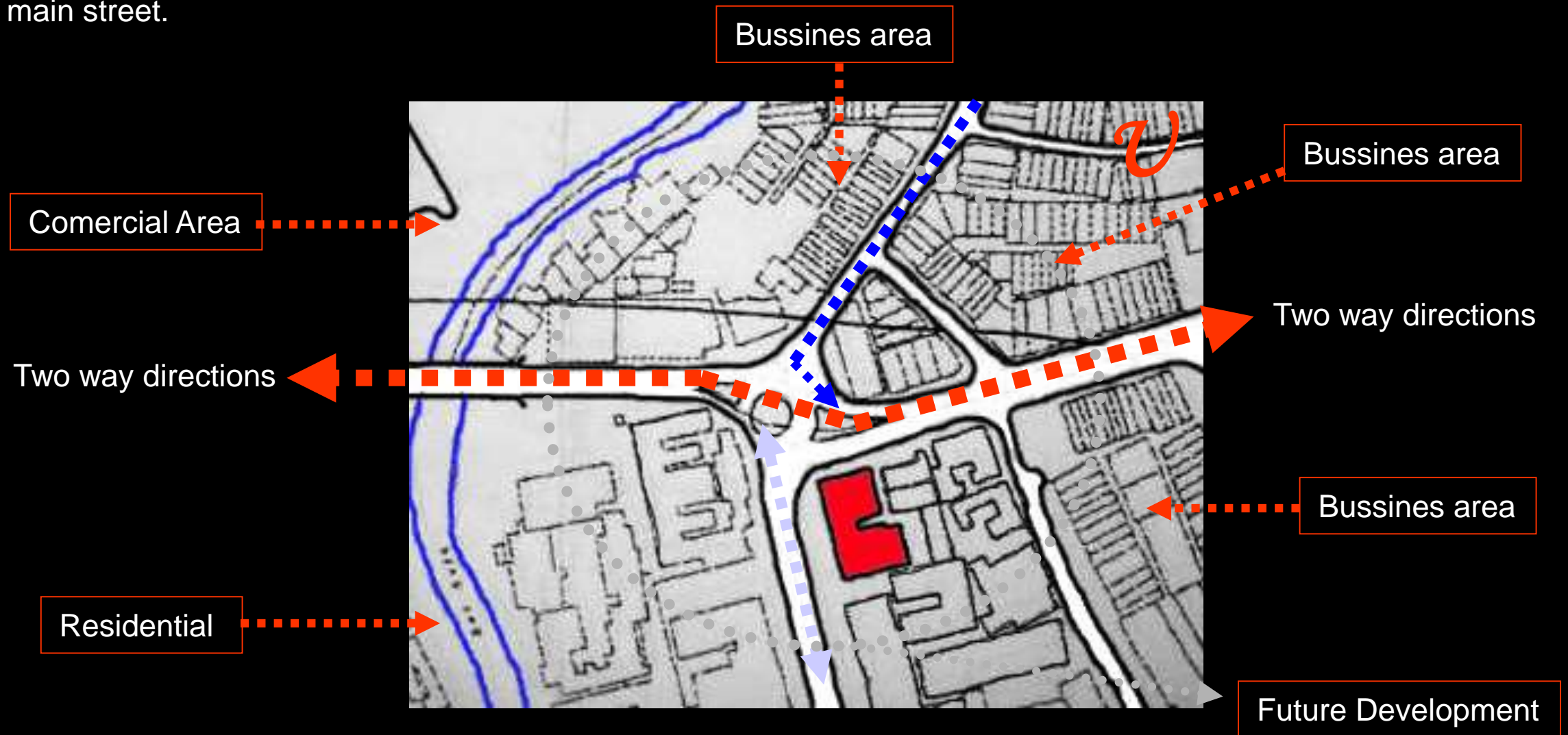
	Club House	Restau rant	Guest House	Museu m	Live music cafe	Rental office	Art Galler y	Playground
Objectivitas of the participant	I	I	I	I	I	I	I	I
Legal limitation	O	I	I	O	I	I	O	I
Client-imposed constraint	I	I	I	I	I	O	O	O
National/Regional/ Local Market Facto	O	I	I	O	I	O	O	O
Real Estate Factor	I	I	I	O	I	O	O	I
Target Market	O	I	1/2	I	I	O	O	O
Political Factors	I	I	I	O	I	I	I	I
Intervention Tools Available	I	O	O	O	O	I	I	O
Physical and Technical Constraint	O	I	I	I	I	I	I	I
Financial Syntesis	1/2	I	1/2	I	I	O	O	1/2
<b>Total Score</b>	<b>5.5</b>	<b>9</b>	<b>7</b>	<b>1</b>	<b>8</b>	<b>4</b>	<b>9</b>	<b>3</b>



# Design Concepts

## Site Circulation and Urban Context

Circulation has become one of the most important things to make good design function. In this case, as historical building the circulation should be the advantage to make this building known. The major street that lined in front of the site is the main access toward and from the site. There is also semi private street lined next to the building that connect the river side to the main street.



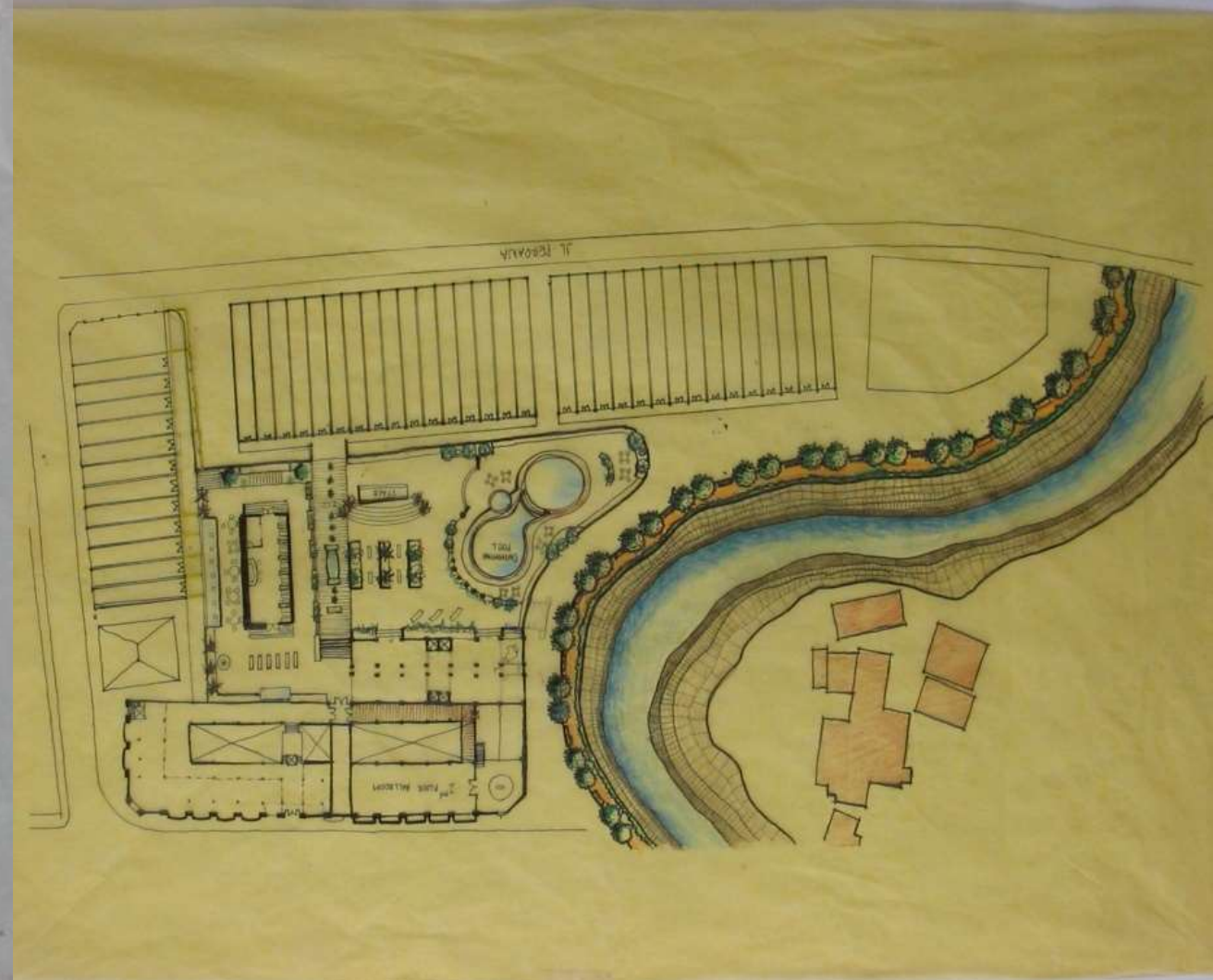
The building is surrounded by any kind of urban facilities, there are; business area, commercial area and high class residential, which is also support the club house that will complete the urban facilities. This design function also as a linkage of the historical area of Kesawan.



# Sketches



• VISTA from  
THE CITY HALL TOWN SQUARE





# The Proposal

# Proposed Design

## The **R**oyal Heritage Club House

*The Past, Present and Future of A Lifestyle*



*Enjoy the Luxury of Future and Classical Life Style  
With Our Services and Facilities :*



**COFFEE SHOP  
RECEPTION LOBBY  
KARAOKE ROOM  
MEETING ROOM  
LOUNGE  
OPEN AIR CAFÉ  
BAR AND RESTAURANT  
FITNESS CENTER  
HOT SPOT INTERNET WI FI  
BILLIYARD CENTER  
LIVE MUSIC BAND  
MINI GOLF  
TENNIS COURT**





# Proposed Design

The Proposed design that we have been planned, come up with some drawings and sketches design, those are :



*The Ground Plan*



*The Site Plan*



# Output

1. Introduction

2. Program

3. Architectural Design

**4. Economic**



# Capital Costs Budget--Tax Inspectorate Building

(Rp x 1000)

Hard Costs – Existing Bldg	1,700,000	
-- New Building	<u>2,087,500</u>	
	<b>3,787,500</b>	
Site Improvements		
Parking lot	45,000	
Tennis Court	259,200	
Mini Golf	162,000	
All other Site Improvements	<u>205,256</u>	
		671,456
Soft Costs (20%)		891,792
Contingency (10%)		<u>535,074</u>
<b>TOTAL CAPITAL COSTS</b>		<b>5,885,822</b>

# Membership in the Royal Heritage Club

- Limited to 500 Members
- Initiation Fee of 5,000,000
- Annual Dues of 1,000,000
- Minimum monthly charges 100,000
- Initiation Fee and 1<sup>st</sup> Year's dues added to purchase price of 160 Condo sales
- Most exclusive club in Sumatra



# Source and Use of Funds

## (Rp x 1000)

### Source of Funds

Initiation Fees (31,8%)	2,000,000
Debt (60%)	3,771,493
Equity(8.2%)	<u>514,329</u>

**TOTAL SOURCES    6,285,822**

### Use of Funds

Hard Costs	3,787,500
Site Imp	671,456
Soft Costs	891,792
Contingency	535,074
Holding Costs	100,000
Reserves	<u>300,000</u>

**TOTAL USES                    6,285,822**

\*Assumes 400 of 500 membership sold year 1

# Annual Operating Statement

(Rp x 1000)

## Income

Annual Dues 400,000

Minimum Charges 480,000

Overage Charges 260,000

**TOTAL INCOME** 1,140,000

## Expenses

Services Operations (60% of Charges) 420,000

Building Operations 150,000

**Net Operating Income** 570,000

Debt Service 492,515

**Cash Flow** 77,485



# conclusion

New Collaborative Design Work

Design Work for Historical Building

New Good Network

Cooperation  
with other professionals

Urban Designer  
Architect  
Civil Engineer

Education

Historian

New Professional  
Work

Academic

Management

# The Result





**The Application  
Conserving The Building**



# Details Measuring





# Site Measuring



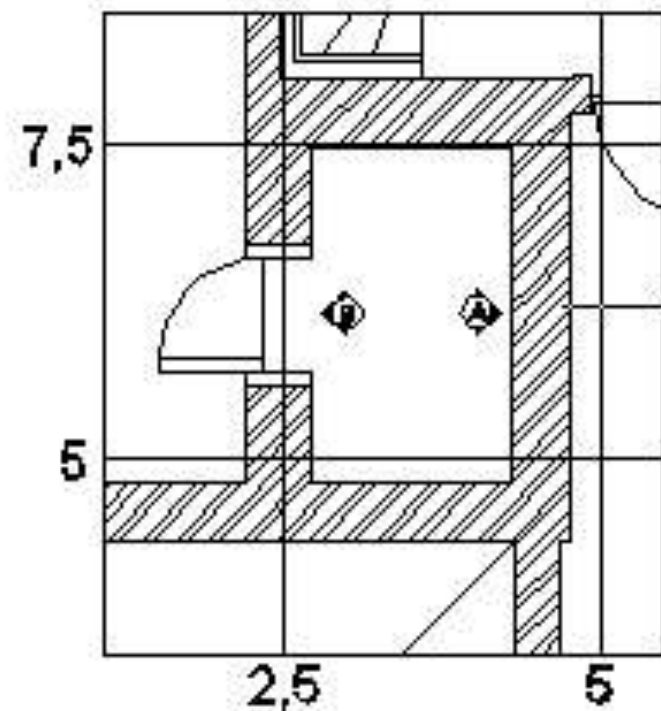
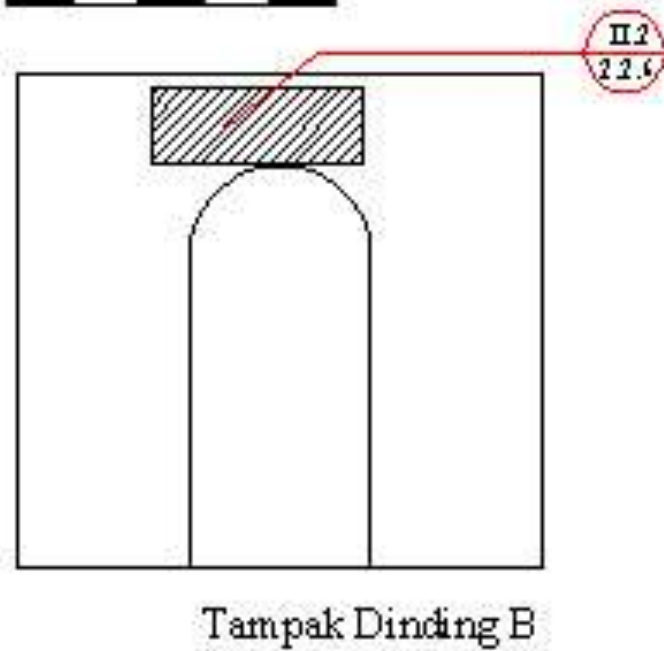
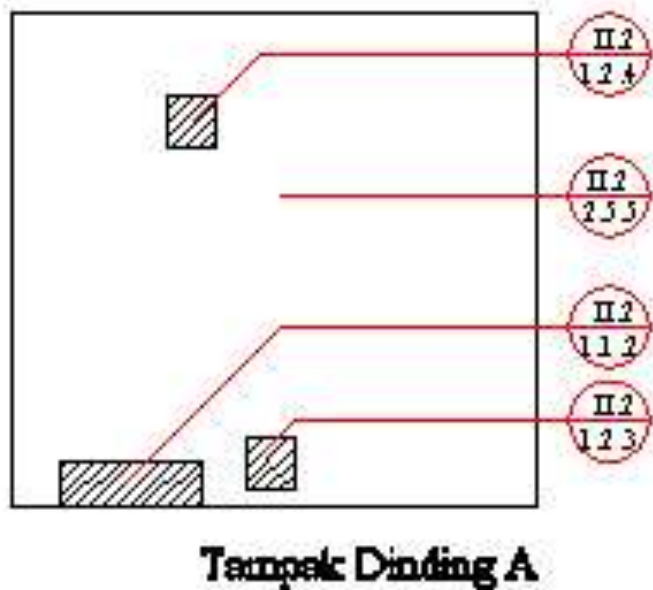
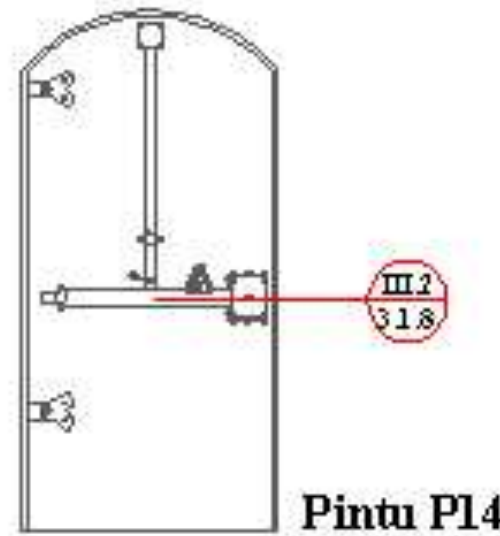
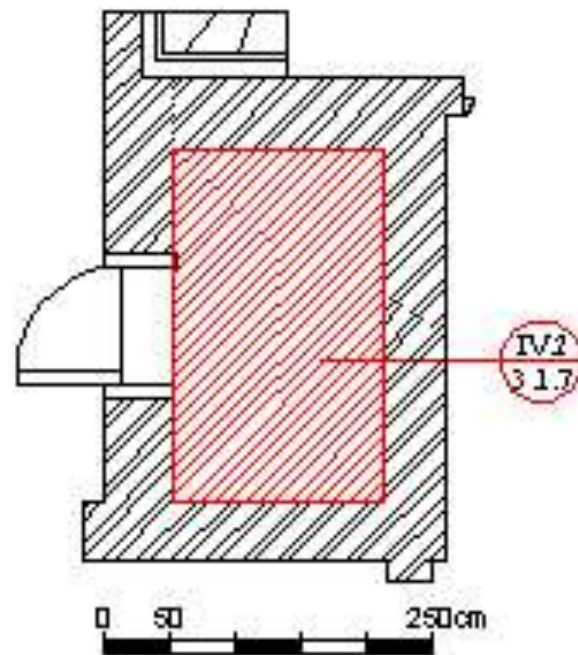
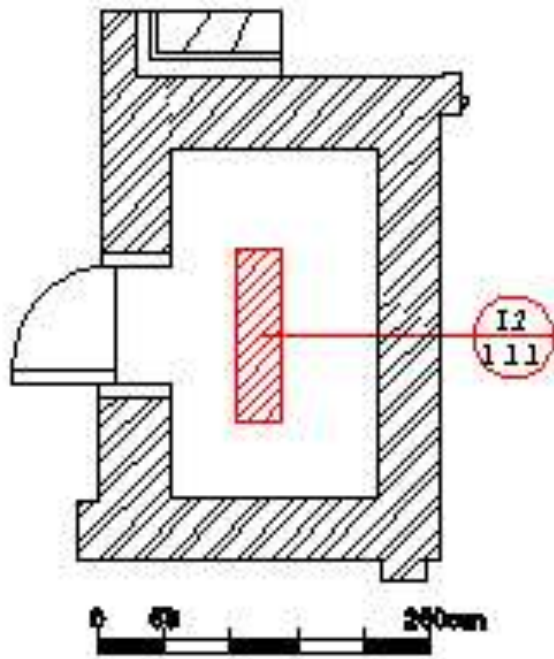
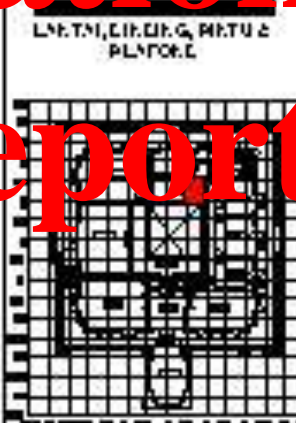


# Data Processing





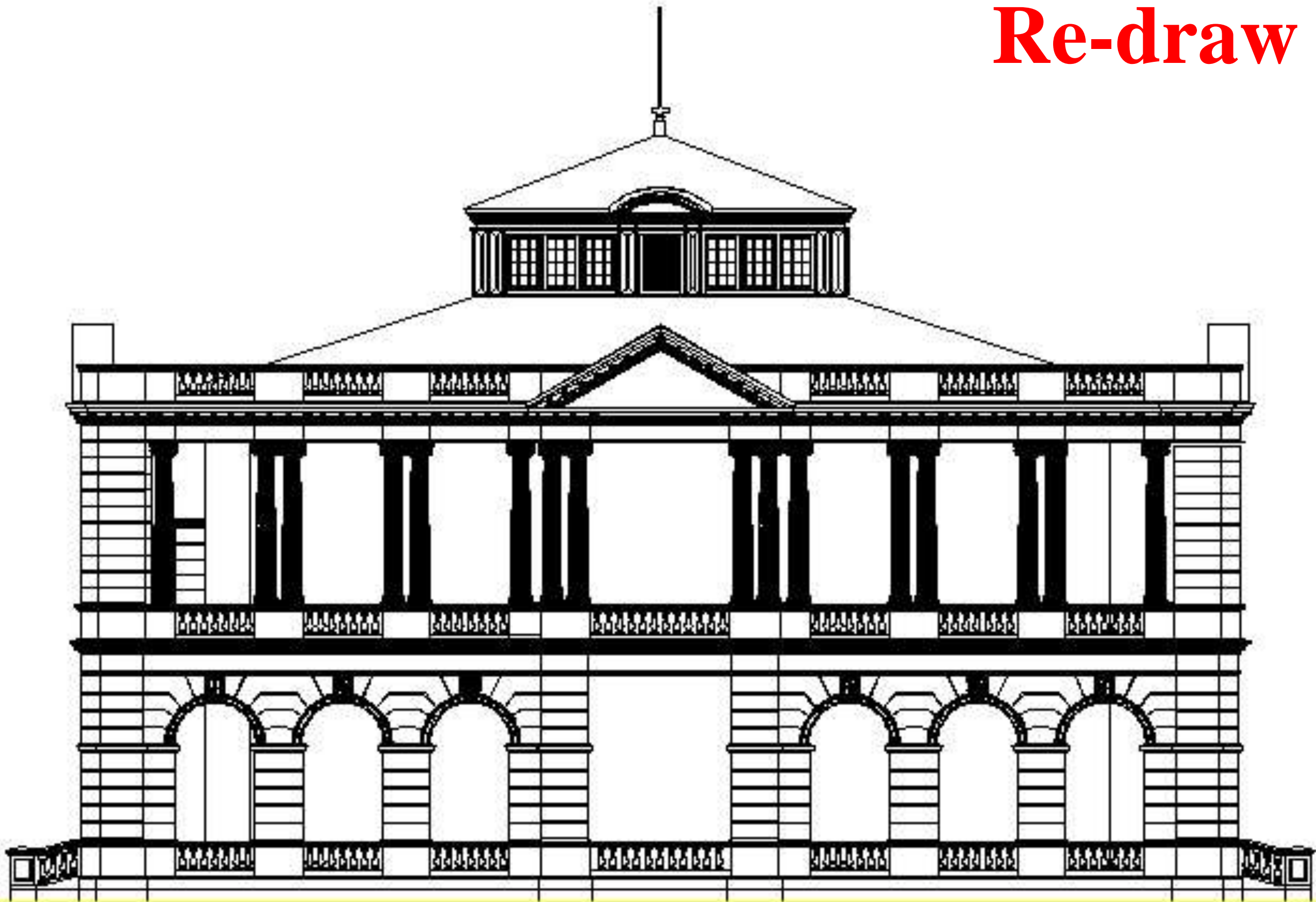
# Dilapidation Report



No.	Detail	Scale	Notes
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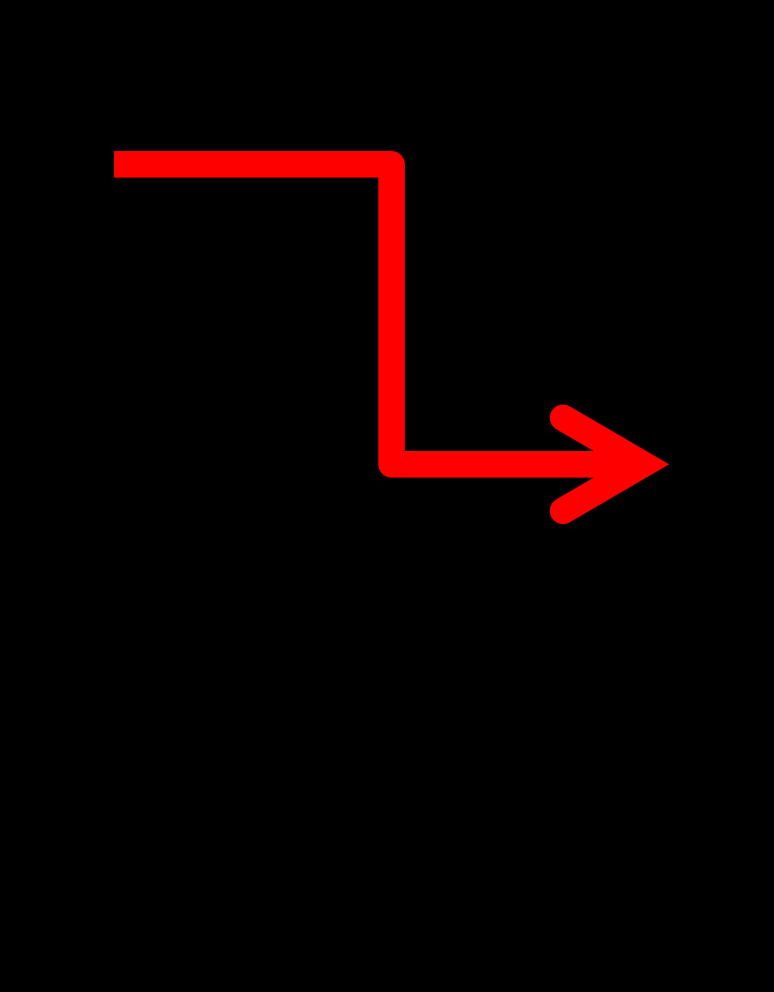
Re-draw







What a pity







**TERIMA KASIH**



# LAWANGSEWU DEVELOPMENT SCENARIO

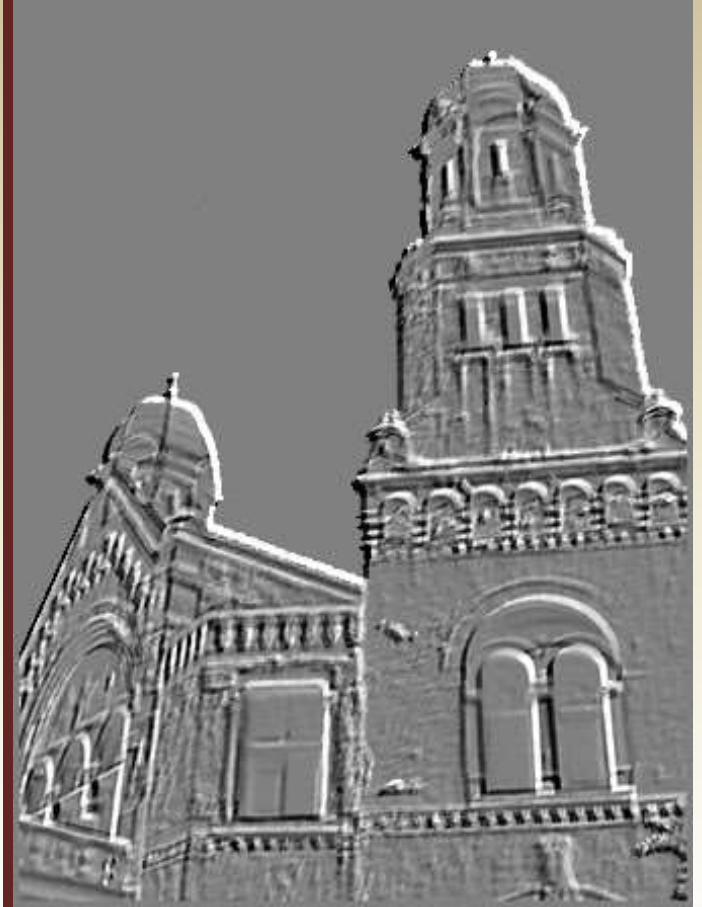
NIS ( NEDERLANDSCH INDISCHE  
SPOORWEG MAATSCHAPPIJ )

## SEMINAR ON **KOTA LAMA, THE SOUL OF SEMARANG**



**DE LOCOMOTIEF,  
KOTA LAMA  
SEMARANG**

AUGUST 27, 2008



In 1873 the first railway line in the Netherlands Indies was completed. It was built by the Nederlandsch Indische Spoorweg Maatschappij ( NIS ), a private company given a concession by the colonial government to connect the fertile heartland of Central Java and the port city of Semarang ( Durrant, 1972 ). The NIS station in Semarang was located at Tambaksari, not far from the port.



Depths.

0 to 32  
Feet

32 Feet and  
upwards

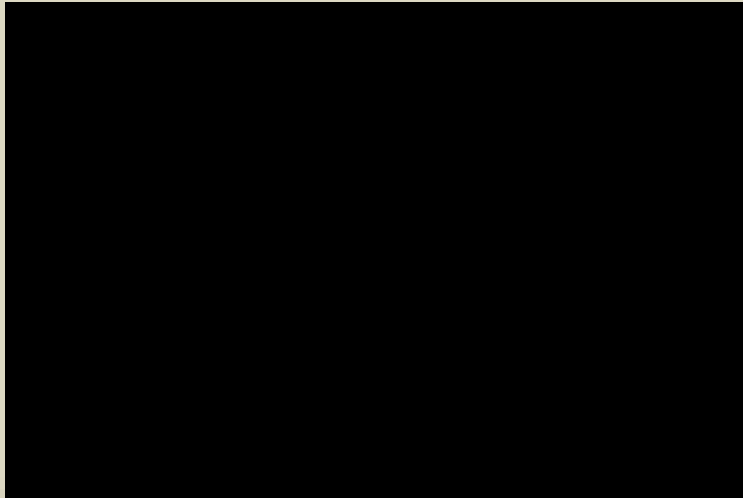
Scale 1 : 60,000

**1890 Map of the Environs of Semarang**

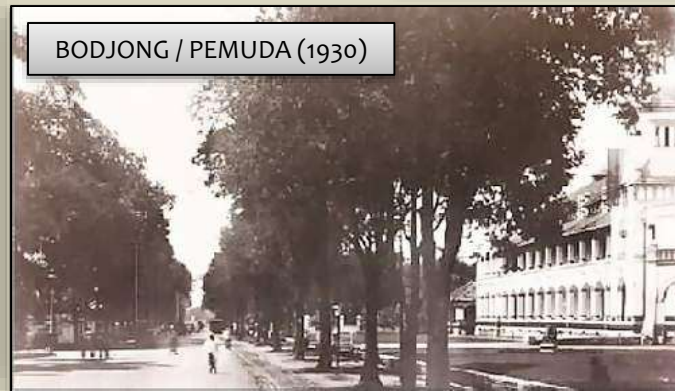
The Earth and its Inhabitants : Oceanica,  
Elisee Recluse, D. Appleton and Company, 1890



**A**t the turn of the 20<sup>th</sup> century, however, NIS started to build larger station buildings. In 1914 Tambaksari Station was replaced by the Tawang Station. Earlier, in 1908, the building of a new headquarters was completed. This new building is located at the end of Bodjong at Wilhelmina plein, just opposite the governor's residence.



NIS (1920)



BODJONG / PEMUDA (1930)

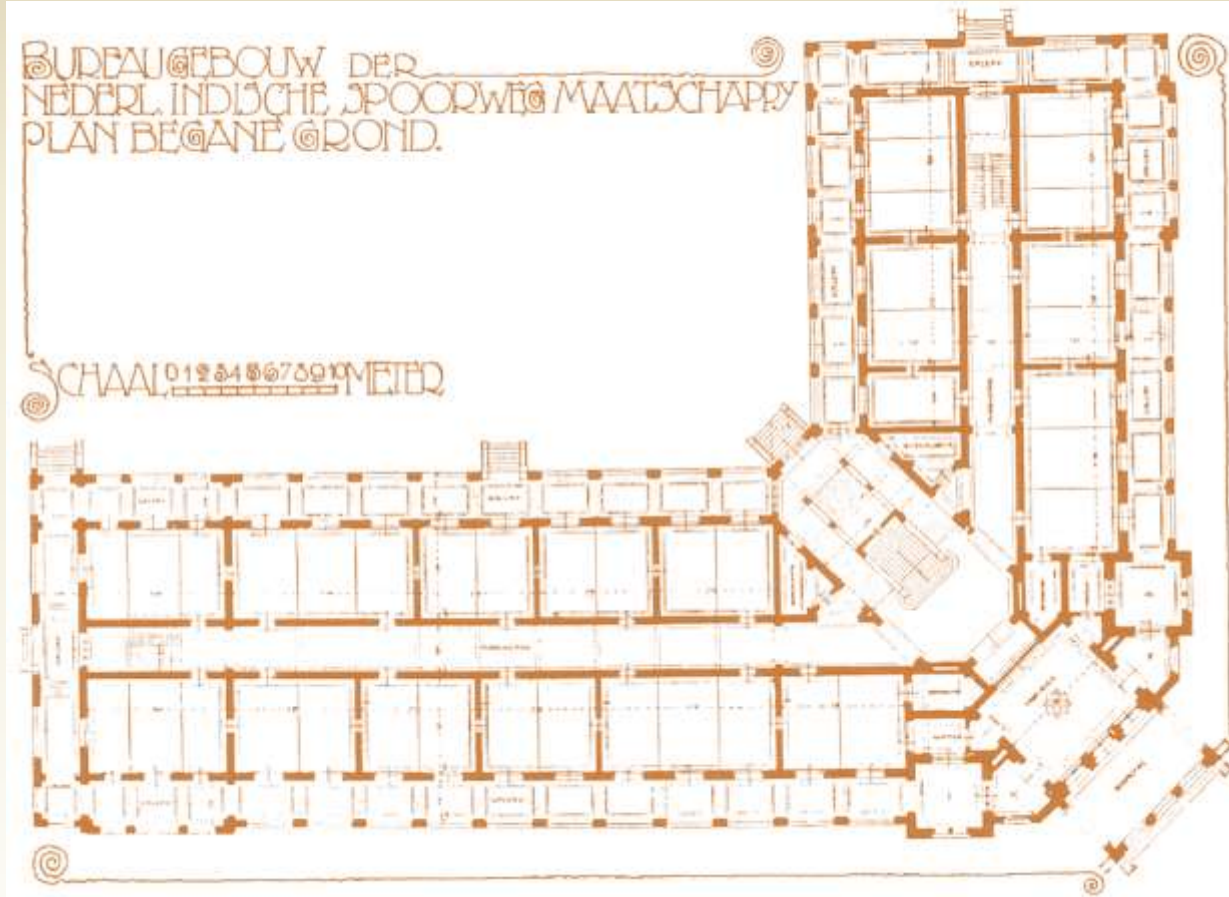


PANDANARAN (1930)

### Wilhelmina Plein / Tugu Muda ( ± 1917 )

An Official Guide To Eastern Asia : East Indies  
The Imperial Japanese Government Railways, Tokyo, Japan, 1917

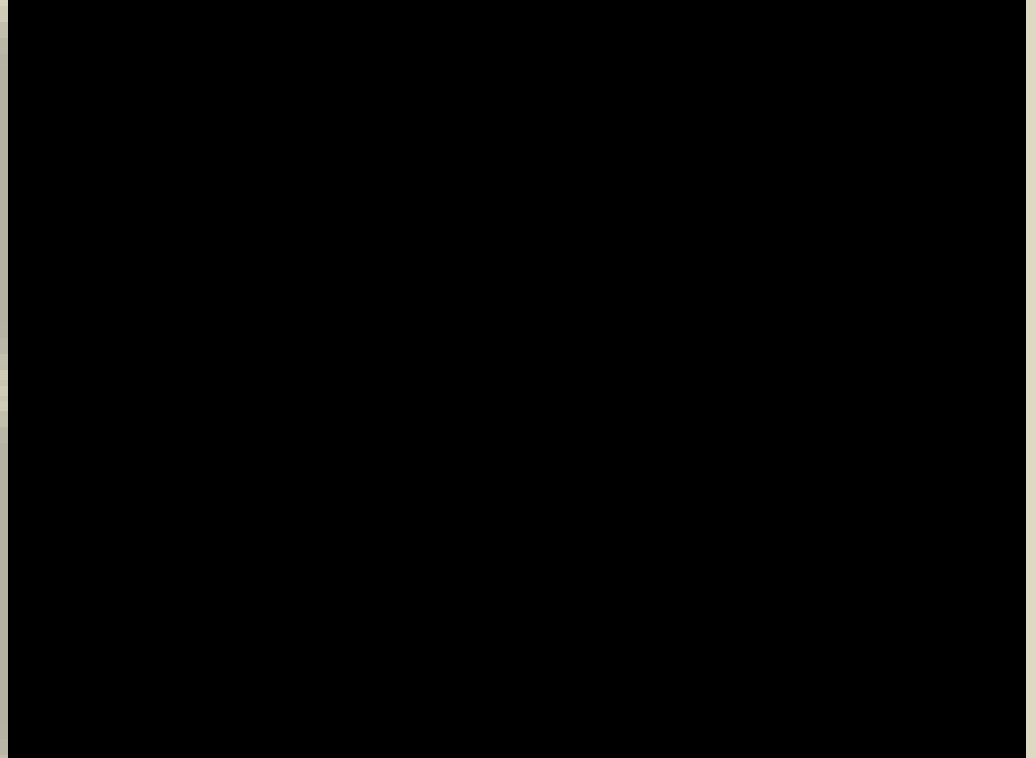
The new NIS headquarters is a large, L-shape, two storey, designed by J.F. Klinkhamer and Ouëndag in “ a sort of Renaissance Revival style “ ( Sudrajat, 1991 ). According to Sudrajat the construction of the NIS headquarters in Semarang was typical of the first two decades of the 20<sup>th</sup> century following the introduction of the Ethical Policy, when “ .....there was a considerable need for public buildings and housing, resulting from the expansion of the colonies, the decentralization of colonial administration and the growth of private business”.



The people of Semarang has given the new building a nickname “ **Lawang Sewu** “ ( Thousand Doors ), referring to its many doors which was a result of the architects attempt to design a modern office building suitable for Semarang’s tropical climate. All materials for the building were shipped from Europe, except for the bricks, natural stones, and teak wood.



On 14-19 October 1945 the building became one of the main sites of the Five days Battle of Semarang ( Tio, 2007 ). After the surrender of the Japanese to the Allies, the youths of Semarang wanted to disarm the Japanese army. But the Japanese forces would only hand over their arms to the Allied forces which had not yet arrived in Semarang.



At the same time Angkatan Muda Kereta Api ( Young Railwaymen / AMKA ) tried to take over the railways. Fighting broke out between the youths and the Japanese forces. Tens of them were killed in the building, five of them buried in the building grounds ( but later in 1975 their remains were moved to the Hero Cemetery ). A memorial now stands in front of Lawang Sewu to commemorate those who died there during the Five Days Battle.

For a brief period after independence, Lawang Sewu was used as a railway office. Later on the military took over, but now it is again back in the hands of PT Kereta Api ( Indonesian Railway Company ).

# OBJECT IDENTIFICATION

## OBJECT LOCATION



The building are located at the area of Tugu Muda, because the position is in the central of Semarang , so that Lawang Sewu is a historical building icon with classification level A, to be one of a very important heritage building that have to maintain and conserved.



# SURROUNDING CONDITION

## IN SITE CONDITION

THE NORTH SIDE OF WATERWORKS FLEW THE WATER FROM WEST PEMUDA STREET TO THE EAST OF SEMARANG RIVER, AND ALSO AS SITE BOUNDARY OF LAWANG SEWU, AND IT IS STILL IN A GOOD CONDITION.



THE CONDITION OF CENTER PART ENVIRONMENT, WITH THE EX BUILDING FOR WORKING AND WAREHOUSE THAT USE AS A LIVING PLACE FOR THE GUARD. THE MONUMENT FOR THE DEATH WARRIOR IN FIVE DAYS BATTLE, LOCATED IN WEST SIDE. LOCATED IN NORTH SIDE IS A HALF SEMI PERMANENT RESTAURANT BUILDING



## OUT SITE CONDITION

DAILY SITUATION AROUND TUGU MUDA, WITH THE HIGHLY TRAFFIC JAM, WILL INFLUENCED THE BUILDING, IT CAN BE THE RESULT OF THE GAS POLUTION FROM VEHICLE AND THE VIBRATION WHICH IS MADE.



EAST SIDE ARROUND SEMARANG RIVER NEAR WITH SIMPANG STREET, THERE ARE SOME TREE THAT POTENTIALLY DESTRUCT THE BUILDING, ESSPECIALY THE DINNER ROOM AND THE WAREHOUSE. THE GARBAGE CONTAINER MADE THE ENVIRONMENT LOOKS DIRTY.



# BUILDING CONDITION



GENERALLY, THE DESTRUCTION APPEAR BECAUSE OF MINIMAL RENOVATION AND MAINTENANCE, NATURE, AND THE AGE OF BUILDING MATERIAL. FROM THE OUTSIDE IT STILL LOOKS FINE AND STRONG, BUT THE FACT, LAWANG SEWU WAS SYSTEMATICALLY FALL INTO RUIN, THERE ARE MANY DETAIL WAS LOST, WALL PANEL, FLOOR, EVEN THE PIPES UNDER THE BASEMENT.



THE BIGGEST AND MOST HEAVILY DESTRUCTION IS VANDALISM, ALSO THEY WHO RENT OR USE THE BUILDING AND DOESN'T KNOW HOW TO THREAT A HISTORICAL BUILDING IN THE RIGHT WAY





MAPPING OUT THE INVESTMENT POTENTIAL  
FOR THE KOTA LAMA:

THE N.I.S BUILDING

**Three Development Scenario's**

- 1: No intervention
- 2: Art - Cultural Center & Museum to Commemorate  
the Struggle for Independence
- 3: Indonesian – Netherland Friendship Centre

# 1. No intervention

## Market Analysis -

- Often used as temporary exhibition, film shooting location; many damages to the building have been caused by these activities.

## Situation Analysis -

- A major and significant architectural heritage
- Does not fit in profile of government plan for the area
- Building is decaying rapidly because of lack of maintenance and vandalism
- No legal restrictions for use
- Famous but dilapidated
- Supposed to be haunted and frightening

## Stakeholder Analysis -

- Owner wants to make big money from it
- Support from heritage conservation group
- Community wants to know more about it.





## 2. Art & Cultural Center and Museum to Commemorate the Struggle for Independence

### Market Analysis +

- Demonstrated demand from the people of Semarang event though Semarang is often regarded as “*the graveyard of the arts*”.
- Presently in Semarang there are only a few of museums & art galleries, both for traditional and contemporary arts
- Strategic location and highly visible.

### Situation Analysis ++

- Fits in profile of government plan for area
- No legal restrictions for use
- Has been a prominent landmark of Semarang
- Added value for the cultivation of arts & culture

### Stakeholder Analysis +

- Owner willing to consider plans
- Support from heritage conservation group
- Strong support from art communities



### 3. Indonesian - Netherlands Friendship Centre

#### Market Analysis ++

- No Dutch art centre complex in Semarang
- The need of maintain friendly relations between Indonesia and the Netherlands
- The need to present a new image of the Netherlands among the people of Semarang
- The need to present a new image of colonial architecture as a mutual or common heritage

#### Situation Analysis ++

- Fits in profile of government plan for area
- Within level of acceptable change for urban fabric
- The need of parking area/space

#### Stakeholder Analysis ++

- Owner very enthusiastic about plans
- Support from heritage conservation group
- Support from the Dutch community & Government





## Capital cost Budget (a):

Property Value	: 13.000 x 4.000.000	=Rp. 52.000.000.000,-
Renovation cost	: 10.000 x 2.500.000	=Rp. 25.000.000.000,-
Equipment	: 10.000 x 1.000.000	=Rp. 10.000.000.000,-
Total	:	<b>Rp. 87.000.000.000,-</b>

## Income per Year (b)

Restaurant: 75%x1000x25%x350x40.000	: Rp. 2.625.000.000,-
Souvenir and retail: 20%x1000x150x15000	: Rp. 4.500.000.000,-
Renting out of office space: 2000x80000x12	: Rp. 1.920.000.000,-
Festival: 10x30.000.000	: Rp. 300.000.000,-
Total	: <b>Rp. 9.345.000.000,-</b>

### **Keterangan :**

Total capital cost budget not including building value

# DESIGN COMPARATION



**RED  
DOT  
MUSEUM**













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Y • E • A • R • S

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**LAWANGSEWU**

SEMARANG - CENTRAL JAVA

a thousand doors, a thousand charm, a thousand stories