

Intentionally Decaying Strategy' a threat to architectural heritage, Semarang case.

By : A. Rudyanto Soesilo**

Abstract :

Architectural heritage conservation in Semarang, Mid Java, faces many challenges and even threats. There are 2 kinds of architectural heritage conservation in an ex colonized town like Semarang. The first is the heritage located on a declined region, a Bronx to be. The second is the heritage located on a very strategic business area. There are two different threats to each of the the type of the heritage.

The first one, inherent with the region's problem, the "destiny" of the architectural heritage as a member of the declined region is really depends on the "destiny" of that region. The second one, today, facing many threats because of the conflict of interest between the land-value and the historical-value of the building. That conflict triggered a "War" between the building owner with Capitalistic interest , based on the profit of the real-property and the public interest of a historical building. That "War" involving many "actors" and stake-holders, e.g. the investor, the Government, etc. In that "War" many strategies were being used, among them, what the writer calls **Intentionally Decaying Strategy.**

Background :

The "Tug of war" between the Capital-owner interest and the Public interest in the Public space domain - such as the Heritage building - usually let the Public-interest to be the subordinate. Semarang as one of the old-towns in Indonesial suffer the impact of that Tug of war too.

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** Lecturer & Director of Post Graduate Program, Soegijapranata Catholic University, Semarang, Indonesia.

Intentionally Decaying Strategy,

By this I mean a strategy - planned by the owner of a heritage building - to put many efforts to destruct the owner's (heritage) building on behalf of profit making. So far, many of the architectural heritage in Semarang has suffered Intentionally Decaying Strategy, done by the owner themselves.

The ex First Railway Station at Jurnatan,

Has been abandoned, tore down, demolished and then was developed as *Rukos* ("*Rumah Toko*", Shop-houses). At that moment, rose a Magic word :*Ruilslag* (Holland, *Tukar-guling*,Substitution). On that case *Ruilslag* means : to substitute a (Heritage) building on a (very) strategic location, with a New building on another location, usually out of town. While on the (very) strategic location commercial buildings would be developed. The word *Ruilslag* was then noted as a Magic and very dangerous word to the Heritage building in Semarang. On the *Ruilslag* movement, the Actors are the Government Officials, the *Anggota Dewan* (House of Representatives) as the "Owner" , the Investor as the Developer. In the 2000s, after 20 years of its first development, this complex , Jurnatan, was developed again with the recent facades.



**The ex First Railway
Station at Jurnatan**

The ex D.P.U (Dinas Pekerjaan Umum) Office at Jln. Dr.Jawa

Has been abandoned, tore down, demolished and then was developed as *Rukos* ("*Rumah Toko*", Shop-houses) and *Rukan* (*Rumah Kantor*, Office-Houses). At this case the Mayor announced that he had been "*Kecolongan*" (experienced a theft) and "lost control" of that building and the Mayor feel "very sorry" about that.



Jalan Raden Patah, Little Nederlands

Jalan Raden Patah, wellknown as Little Nederlands or Kota Lama (Old City), was a district of the old Semarang Colonial City. But it has suffered many Intentionally Decaying Strategy on the buildings there.





Coming afterward,
Pasar Johar (Central Market), as a very Historical significant traditional Heritage market, designed by great architect - with a very brilliant trace in Indonesian Architecture - Thomas Karsten, is now being eroded by Intentionally

Decaying Strategy too. Pasar Johar is now being announced as , it is moldy and weakened, flooding with Rob water, the electrical installation is damaged, the structure is corroted etc. The Mayor is still threatening to demolished it , with the reason merely just to "jack-up" the building.



Rumah Pemotongan Hewan (Abattoir) Kabluk,

R.P.H Kabluk, designed by Thomas Karsten, has been "*Ruilslag*", most of the site was developed as a Hypermarket, the Abattoir being margined and now it is alienated, obsolete, moldy and left alone and according to the scenario of Intentionally Decaying Strategy, it then being forgotten by all the Semarang's people.



Rumah Pemotongan Hewan (Abattoir) Kabluk,



S u m m a r y :

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- The second one, today, facing many threats because of the conflict of interest between the land-value and the historical-value of the building. That conflict triggered a "War" between the building owner with Capitalistic interest , based on the profit of the real-property and the public interest of a historical building. That "War" involving many "actors" and stake-holders, e.g. the investor, the Government, etc. In that "War" many strategies were being used, among them, what the writer calls **Intentionally Decaying Strategy**.
- The need of Public consciousness and awareness of Intentionally Decaying Strategy on Heritage buildings
- The need of Public movement to refuse the Intentionally Decaying Strategy on Heritage buildings
- The need of the Heritage policy on district area except on buldings only.

References :

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