



heritage architecture valuation

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IKATAN ARSITEK INDONESIA DERAH ISTIMEWA YOGYAKARTA

VALUASI ARSITEKTUR PUSAKA

Valuasi, metode yang digunakan untuk menggambarkan nilai ekonomi dari sebuah perusahaan.

Arsitektur Pusaka, bisa sebagai proses arsitektur adaptasi (*adaptation design*), arsitektur pengisi atau *infill design*, merupakan sebuah proses salah satu metoda pelestarian arsitektur pusaka.

Valuasi Arsitektur Pusaka adalah metoda penghitungan suatu nilai dalam upaya pelestarian arsitektur melalui pendekatan rancangan tertentu (*adaptive re-use; infill design; reconstruction*).

<https://budaya.blog.unisbank.ac.id/sejarah-gedung-spiegel-semarang/>



Gedung Spiegel ini di dirikan oleh Perusahaan NV Winkel Maatschappij pada tahun 1895, tertulis pada Eksterior bangunan. Gedung ini memiliki letak yang strategis karena menghadap ke arah selatan dengan Fasad entrance menyerong ke arah barat daya. Fasad sendiri di artikan sebagai Bagian Depan atau luar dari suatu bangunan. Gedung Spiegel ini terdapat dua lantai di dalamnya.

Konsep & Metoda

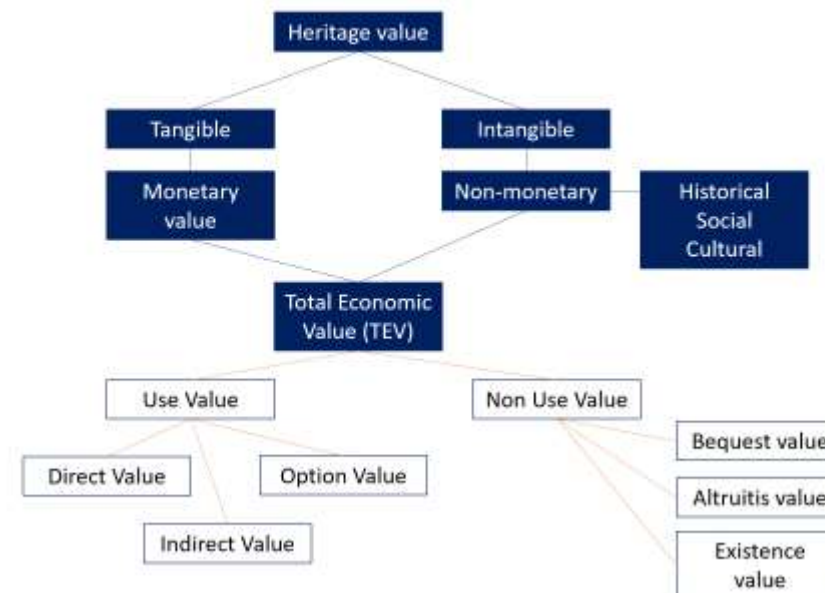
- Kelompok pro-konservasi vs Anti-konservasi
- Melestarikan, memulihkan, dan memelihara warisan budaya membutuhkan sumber daya keuangan (terbatas) dan mandiri?
- Warisan budaya, seperti lingkungan, yang tidak dipasarkan tetapi dapat diukur dan dihargai.
- Pemilihan proyek warisan dan langkah-langkah kebijakan publik.
- Perlu memahami karakteristik ekonomi barang dan jasa yang disediakan oleh aset warisan budaya

Sumber: Prof. Wihana KJ, *Economic Valuation for Cultural Heritage*, 2022

CONCEPT: VALUING CULTURAL HERITAGE

- Pro conservation group: insist that we must conserve at all cost while for those that don't find conservation important will insist that funding be spent on the utilities that are important.
- Preserving, restoring, and maintaining cultural heritage requires financial resources. While the financing resources are limited, how do we decide who should be responsible to protect heritage? Government/people or should be the heritage product be self-sustaining?
- Cultural heritage, like the environment, consists of public capital assets that provide to society a stream of services, that are non-marketed but which can be quantified and valued.
- For selecting heritage projects and public policy measures we need to understand how the concepts and methods for valuing cultural heritage goods and services are defined and used.
- Need to understand the economic characteristics of goods and services provided by cultural heritage assets, thus to know how to estimate benefits and costs of projects in the sector of cultural heritage.

METHOD: CULTURAL HERITAGE VALUE



In order to capture both the tangible and intangible value the concept of TEV (Total economic Value) is used.

TEV includes the benefits that heritage creates from using the heritage directly which is use value and also benefit derived from not using it (non-use value).

De Tjolomadoe

- ✓ Architects : Airmas Asri
- ✓ Area : 13.600 m²
- ✓ Year : 2016
- ✓ Photographs : Mario Wibowo
- ✓ Manufacturers : Dulux, Jotun, Toto, Acor, Asahimas, Dekson, Oetemodeck
- ✓ Mechanical Engineers : PT Mitra Cipta Pranata
- ✓ Structural Engineers : PT PP Konstruksi
- ✓ Contractor : PT PP Konstruksi
- ✓ Project Leader : Jusuf Setiadi, Setia Bakty

Established in 1861 during the Dutch colonial era in Surakarta, Central Java, Indonesia (formerly Dutch East Hindi), De Tjolomadoe (The Colomadu) is the first sugar factory in Indonesia. Located near/inside the palace regency, De Tjolomadoe is surrounded by sugar cane fields. After several government policy and land sale, the sugar cane fields slowly gone and disappeared, and in 1997, the production is stopped due to bankruptcy of the operator. For several years, the location is used as a gathering place for local artists, craftsman, poet and activists to commune and making festivals, exhibitions or performances.

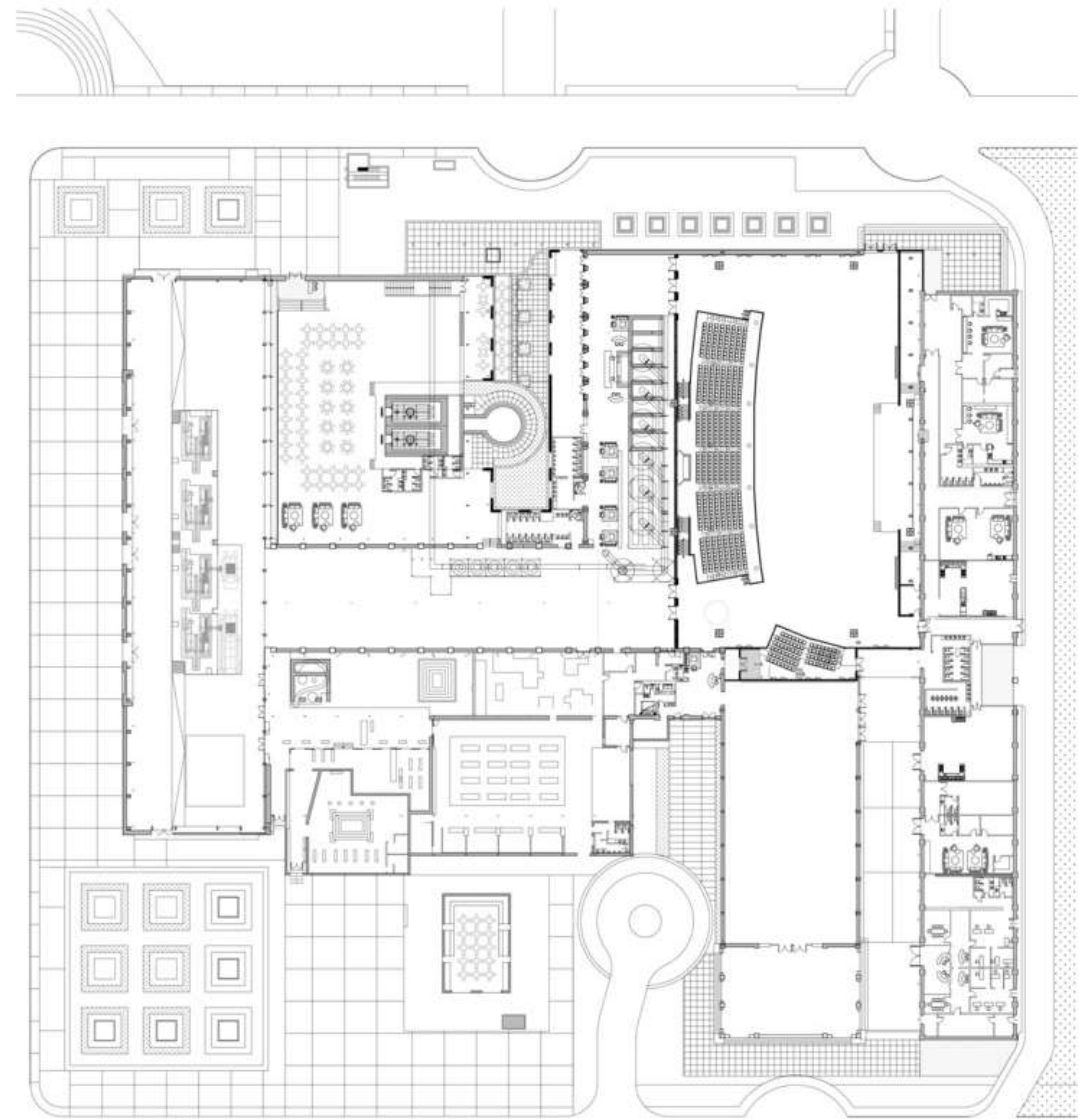
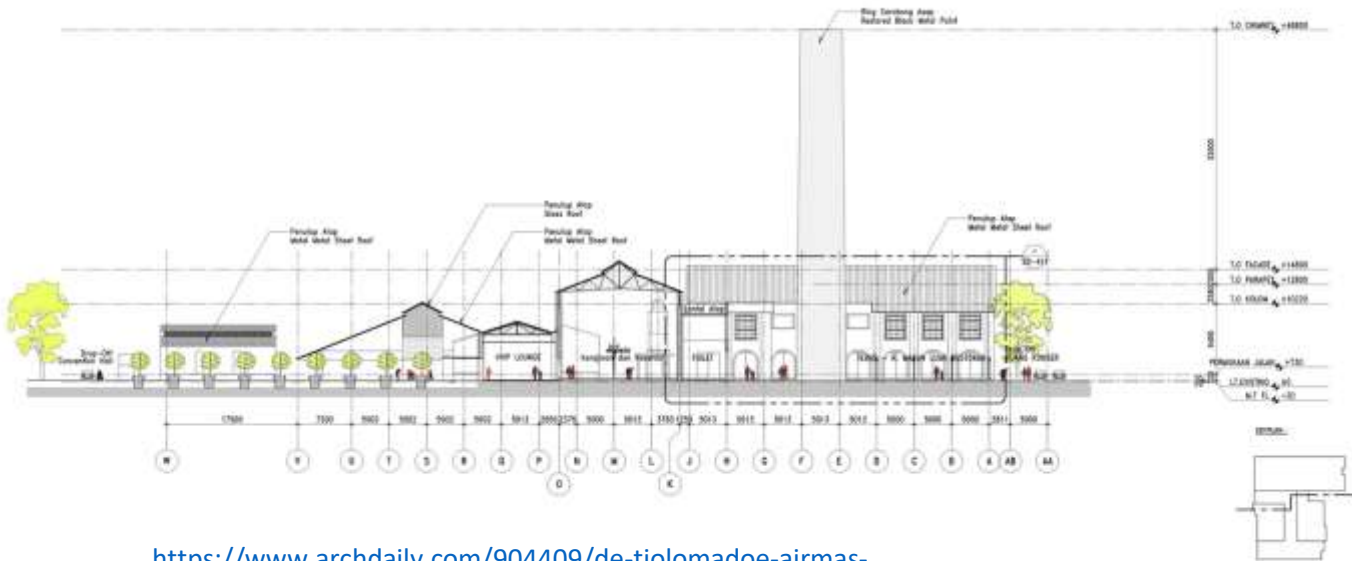
https://www.archdaily.com/904409/de-tjolomadoe-airmas-asri?ad_source=search&ad_medium=projects_tab



De Tjolomadoe

Adaptation design approach:

- ✓ food hall,
- ✓ restaurants,
- ✓ exhibition hall, and
- ✓ concert hall



De Tjolomadoe

https://www.archdaily.com/904409/de-tjolomadoe-airmas-asri?ad_source=search&ad_medium=projects_tab

Many parts and the building survive and only need a retrofits of a new components such as windows, doors, awnings, roofs , gutters and parts that supposed to held machinery are refurbished as food hall, restaurants, exhibition hall, and concert hall. The front sections of the building that roof a giant steam powered press-roller is transformed to a main lobby of the three main functions as it draws more public attention and interest.



Infill Architecture in Urban Residual Spaces

This land whose conditions make it unsuitable for most types of conventional construction might be a fertile ground for architectural invention. Assigning a new value to vacant corner lots, dead-end alleys and strangely shaped plots opens up a new field of opportunities for inward urban development, expanding available living space and increasing amenities in densely populated cities.

<https://www.archdaily.com/946858/fill-in-the-gaps-infill-architecture-in-urban-residual-spaces>



XS HOUSE, PHILADELPHIA, this project was selected as a winner in the 2019 Residential Architect Design Awards Multifamily Housing, Award



House in Nada, Tokyo



House in Ginza, Tokyo

Reconstruction Heritage Building

- Kantor Bank Indonesia Yogyakarta dibuka pada **tanggal 1 April 1879**, sebagai kantor cabang De Javasche Bank ke-8 di atas tanah hak milik sendiri (eigendom).
- Jepang memfungsikan Nanpo Kaihatsu Ginko sebagai bank sirkulasi untuk wilayah seluruh Jawa.
- Era awal kemerdekaan Indonesia **tanggal 30 Desember 1948**, kantor cabang Yogyakarta mulai beroperasi Kembali.
- **Pada 1 Juli 1953**, De Javasche Bank berubah menjadi Bank Indonesia, sehingga seluruh kantor cabang De Javasche Bank berubah menjadi kantor cabang Bank Indonesia, termasuk di antaranya kantor cabang Yogyakarta.



New Building

<https://www.mymagz.net/kebon-ndalem-coffee-and-eatery/>

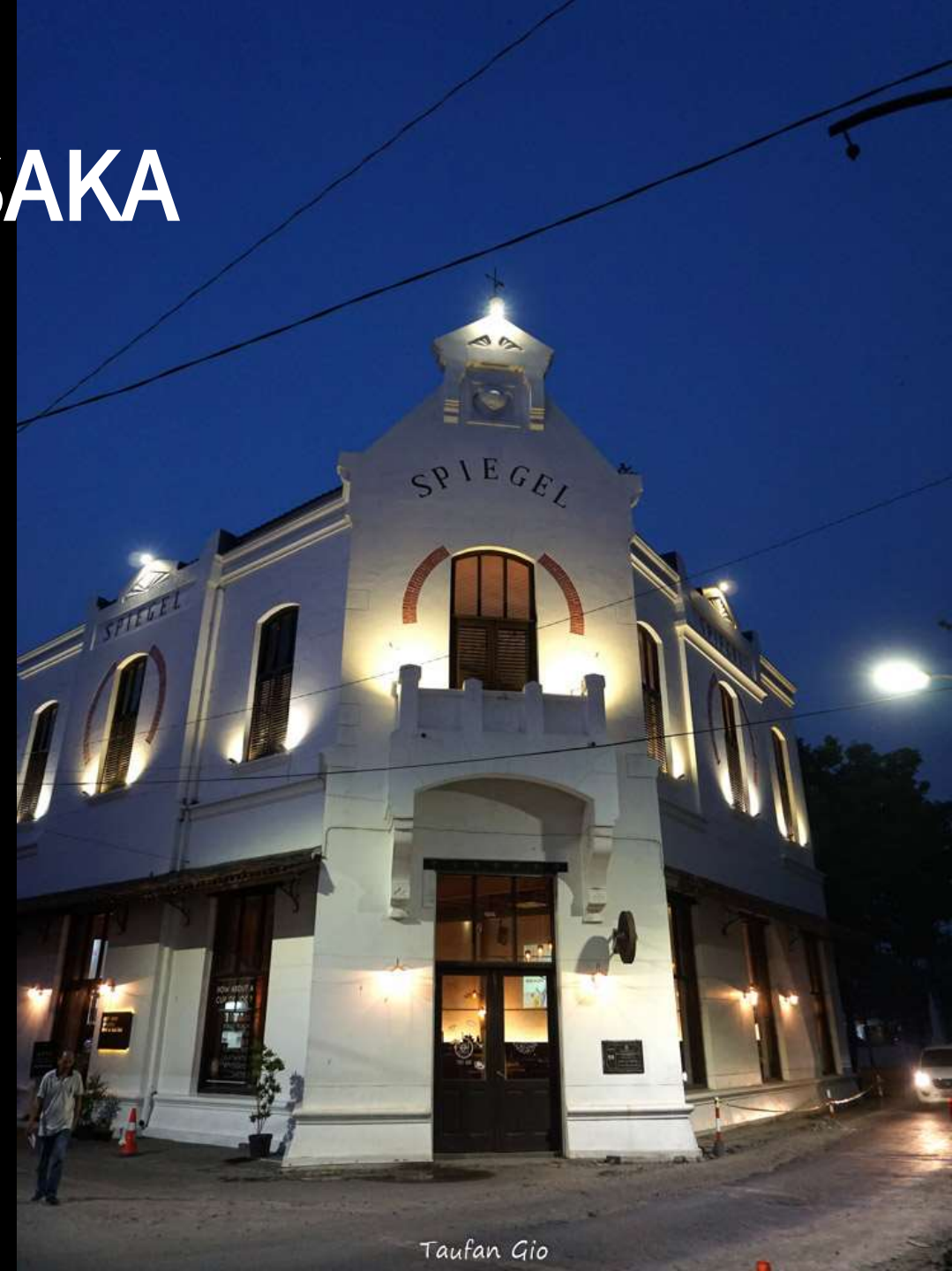
- Lokasi sangat strategis dengan aksesabilitas prima
- Penampilan arsitektur bangunan berkonsep suasana masa lalu
- Fungsi bangunan memenuhi kebutuhan segmentasi pasar tertentu



VALUASI ARSITEKTUR PUSAKA

1. Strategic Location Value
 - ✓ Site use to be determine (fungsi lahir kemudian)
 - ✓ Use site to be determine (guna lahan fixed)
2. Building Performance Value
 - ✓ Historical
 - ✓ Physical
3. Market Value
 - ✓ Product Driven
 - ✓ Market Driven
4. Highest and Best Use Value:
 - ✓ Physically possible, secara fisik dimungkinkan
 - ✓ Legally permissible, secara legal diizinkan
 - ✓ Financially feasible, layak secara finansial
 - ✓ Maximally productive, produktivitas maksimum (menghasilkan nilai tertinggi)

<https://budaya.blog.unisbank.ac.id/sejarah-gedung-spiegel-semarang/>



Taufan Gio