



Repurposing Public Building Asset: Challenges and Opportunities



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Repurposing Public Building Asset: Challenges and Opportunities

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Acknowledgement

Property
Research
Trust

QUT



The background features a dark blue field with white, stylized geometric patterns. On the left, there are concentric circles and radial lines, resembling a stylized sun or a traditional Indigenous motif. On the right, there are wavy, layered shapes that suggest a landscape or water. The overall aesthetic is modern and culturally inspired.

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

QUT acknowledges the Turrbal and Yugara, as the First Nations owners of the lands where QUT now stands. We pay respect to their Elders, lores, customs and creation spirits. We recognise that these lands have always been places of teaching, research and learning.

QUT acknowledges the important role Aboriginal and Torres Strait Islander people play within the QUT community.

Outline

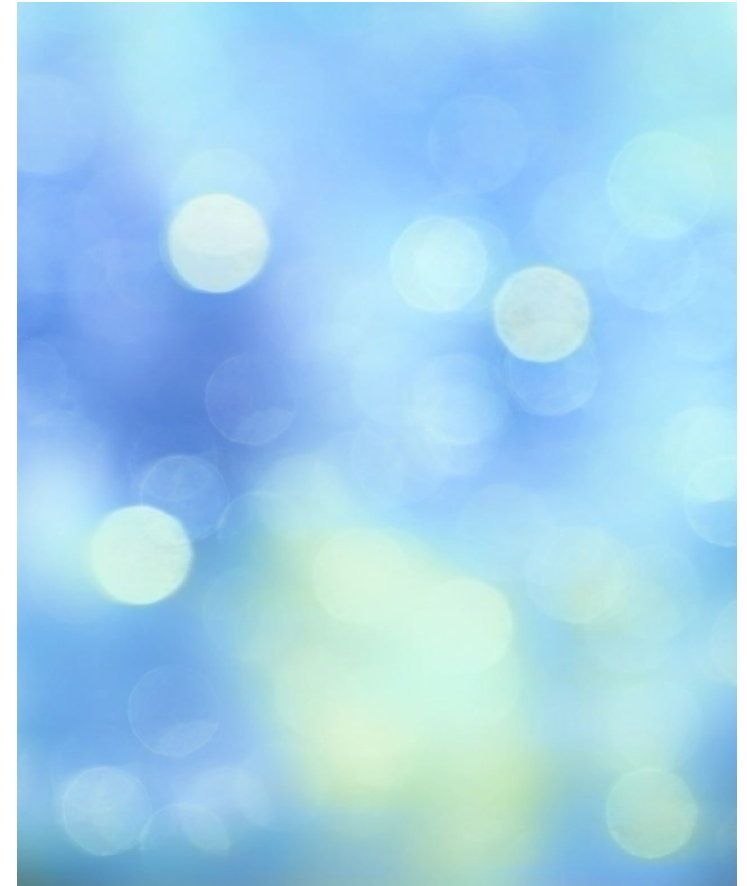
Introduction

- Repurposing Public Building Asset

Methodology

Findings and discussion

Conclusion





Introduction

- In many countries, governments hold a large amount of public building assets as owner and occupier.
- The Indonesian Directorate General Asset Management manage all central government public assets in Jakarta

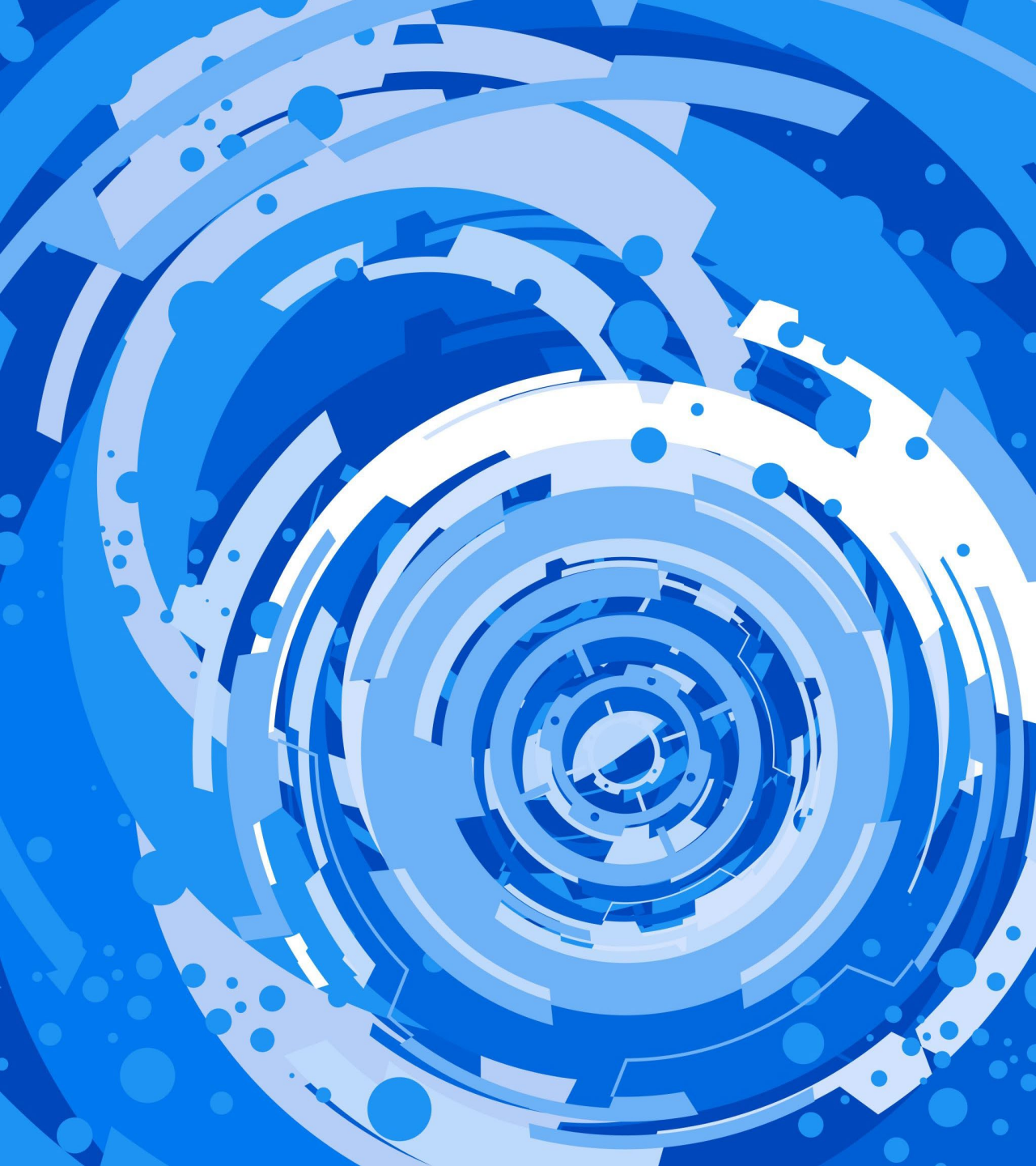
Research problems:

- What are the challenges and opportunities for repurposing public building when the Indonesian government relocate the capital city to IKN-Nusantara?



Methodology

- Future Wheel
- PESTLE framework
- Focus group with key stakeholders.
 - The focus group participants
 - 40 participants



Future Wheel

- A method for identifying the graphical visualisation:
 - Direct consequences
 - Indirect consequences
 - Future consequences
- of a particular change or development (Glenn, 2009)

PESTLE Framework

Political

Economic

Social

Technological

Legal

Environmental

- Change Jakarta land use
- Change to centre of economic, social and cultural
- Jakarta become tourism/ sport

- Economic activity decline
- Less congestion and less pollution

Jakarta -
special
governme
nt area

Population
reduction

Repurposing Public Assets

Idle assets

Decrease
public
servants

- Rental fee decline
- Need budget
- Legal risk
- Potential HABU
- Economic dev.

- Increase cost of living
- Reduce public facility demand
- Increase resignation
- Reduce official traffic

PESTLE

ENABLERS

BARRIERS

Politics

- Limited political factors that participants can identify as enablers.

- Political uncertainty leading to the 2024 presidential election may impact on relocation decision.
- No specific regulatory framework and governance structure specifically on public assets management.

Economy

- Opportunity to repurpose government office building to residential.
- Jakarta city can be redesigned as a business centre if the market responds positively

- Vacant buildings may contribute to the over-supply of office space.
- Market uncertainty, and risk to future economy and investments in Jakarta.

Social

- The shared vision between old and new users may contribute to optimisation of building uses.
- Investors or private entities may control, or provide innovation and technology for creating a new purpose for buildings.

- Re-purpose or user requirements can be inflexible for buildings with heritage status.
- Some community groups surrounding the public asset may lose some income when buildings become vacant.

PESTLE	ENABLERS	BARRIERS
Technology	<ul style="list-style-type: none"> - Better transportation networks due to less traffic on roads. - Use of technology for repurposing of buildings. 	<ul style="list-style-type: none"> - Assets located in poor locations will not be prioritised for repurposing. - Poor internet connection and insufficient technology used in older buildings.
Legal	<ul style="list-style-type: none"> - The relocation may accelerate assets certification and asset repurposing. - Policies to support green building certifications, and these might be relevant for repurposing efforts. 	<ul style="list-style-type: none"> - Old building may not be suitable for repurposing. - Require adjustments on spatial planning and related requirements. - The maximum timeframe (30 years) for public/private partnerships become less attractive to private investors.
Environment	<ul style="list-style-type: none"> - Adoption of environmental best practices. - Adoption of sustainability in the new plan, design and policies of building uses and surroundings. 	<ul style="list-style-type: none"> - Most government buildings are not recognised as green buildings.

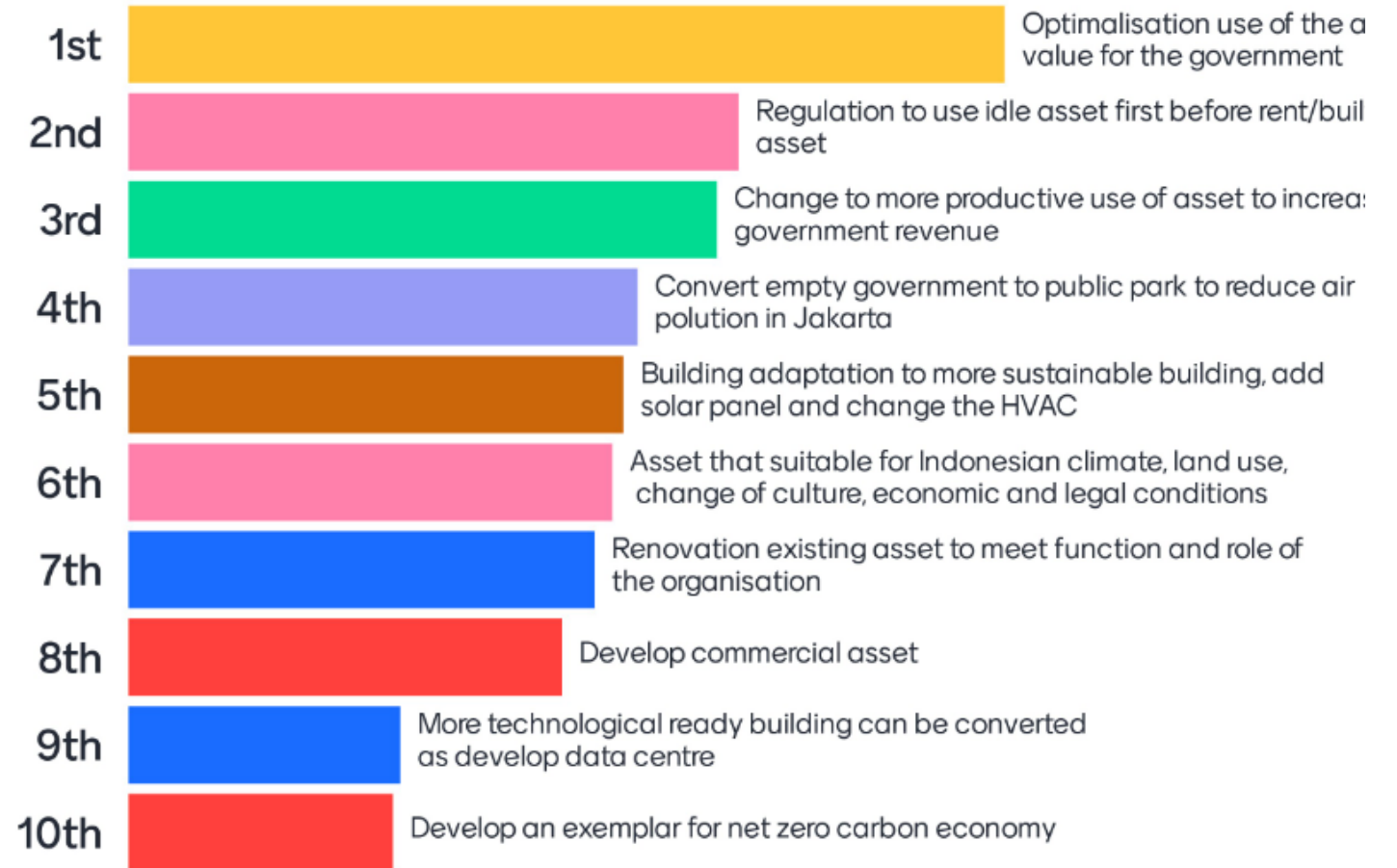
The wishlist

If money is not the issue, could you list your wish to be implemented in Jakarta government asset:

- Only used the online survey (received prior to the workshop)
- Thematic analysis of the wishlist responses
- Top ten wishlist has been selected

We use of Mentimeter for participants to place their ranking from the ten wishlist.

Wish list



Challenges	Opportunities
Idle assets, oversupply office buildings	Create regulation to use idle asset first before rent/built new asset
Limited budget to maintain assets	Change to more productive use of asset to increase government revenue, e.g. Public Private Partnerships
Lack of framework on repurposing assets	Create framework to repurpose government assets and asset optimisation
Heritage requirements and older buildings	Repurposing assets to retain the history of the Jakarta for the tourism attraction
Spatial planning restrictions	Change land use to increase green space and increase highest and best use for the buildings in the strategic location
Lack of green buildings	Repurposing public buildings to be more sustainable and met green building requirements

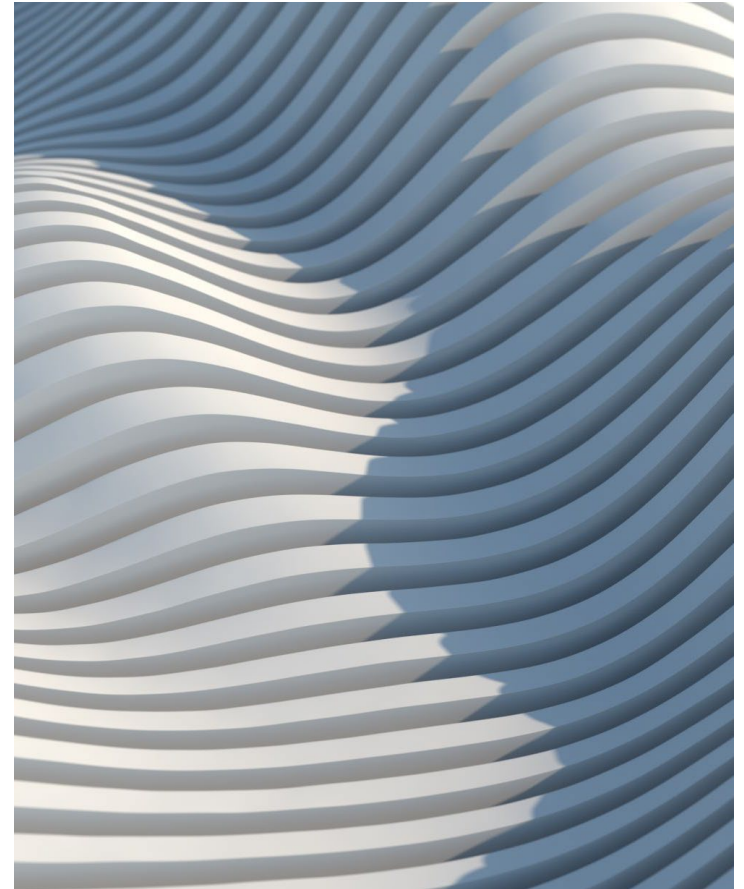
Conclusion

Challenges

- Large government assets become idle
- Lack of regulatory framework on asset optimisation (i.e. repurposing assets)
- Restrictions (spatial planning, green building, heritage requirements)

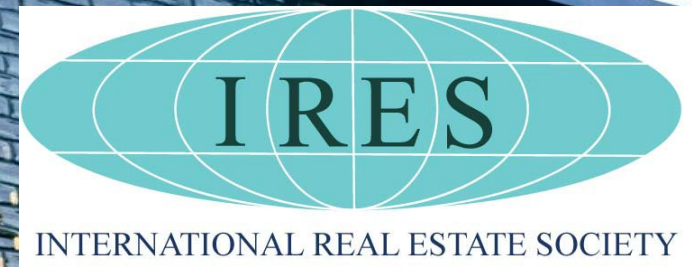
Opportunities

- Create regulation and framework to repurpose public assets
- Repurposing public buildings to be more sustainable and meet green building requirements
- Re-planned the city (history, land use, economic value)





Danke
 Merci
 Cảm ơn bạn
 谢谢
 Obrigado
 謝謝
 Thank you
 شكريا
 Terima kasih
 धन्यवाद
 Spasibo
 شكرا
 நன்றி
 धन्यवाद
 ありがとう
 ขอบคุณ
 감사합니다
 Grazie
 Teşekkür ederiz
 谢谢
 Obrigado
 謝謝
 Gracias
 धन्यवाद



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