

ANALYSIS TOWARD RESIDENT OWNERSHIP IN RURAL AND URBAN AREAS: A CASE STUDY OF INDONESIA

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ABSTRACT

The purpose of this study is to examine the resident ownership situation at Indonesia in 1995 and 2010. It's being divided into three objectives. The first objectives focused on the analysis of resident ownership, whether it is owned or rented and secondly, this analysis identified about the factors that affect the resident ownership in the urban and rural areas in year 2010 at Indonesia. Analysis of the first objectives used Probit Model showed that owned resident ownership is the person who increased in age, already married higher level of education and worked. Meanwhile, the second analysis showed that individuals living in the city among 45 years old and above, married, higher level of education and working. Lastly, the third analysis focused on factors that affect the type of resident in Indonesia in 1995. The analysis used Ordered Logit Model showed individual tends to stayed in double storey housing when literacy rates are increase particularly among men. Beside that, individuals who lived in double storey are among 55 years old and above, higher of income and high level of education. These studies also suggest some policy implications for the improvement of housing development policies, particularly in urban and rural areas in order to reduce the problems of resident ownership among the population in Indonesia.

Keywords: Probit Model, Logit Model, Ownership

INTRODUCTION

Home is a place for an individu to shelter and to withstand in this life. According to Nor Malina Malek and Azrina Husin (2012), home is one of the basic human needs apart from food and clothes. If one of this human rights need were not met, so human life in future will be difficult.

Nowadays, increasing in world population had improved residence need and had caused an increasing in housing supply among developer to fulfill society demand. However, from the supply side, it involves various transactions such as housing construction material that sold separately. In addition, it will cause increasing in a unit of houses price offered by developers to accommodate construction cost which involving high construction cost. Housing price per unit become expensive according to housing location with job area, especially in urban area with limited land space.

In fact, limited land space in urban area due to industrial development to attract foreign investor to invest in the country and increasing the economic level. Moreover, urban area is a strategic place to attract the investors because it will reflect the development of the country. This will lead a migration from rural to urban areas which have more job opportunities and stable income. This will cause urban area has to accommodate a total population in the city also the population from rural area.

However, industrial that focusing in urban area, causing a big gap with rural area development that focus to the third sector such as agriculture, fishery and mining and widened resident's socioeconomic gap, Nurbaity and Amilia (2011).

To sustain the development in one country requires a systematic planning by parties involved. This is because, development of the industrial sector increasingly erode the border between city and rural area. In fact, the differences in development sector between both regional had caused difference from the aspect of source of income and home ownership difference and type of residence inhabited. These conditions reflect that housing role certainly important in individual life. Then, analysis on housing should be carried out for policy improvement in increasing quality of life in every level of society, Triples and Wills (1994).

Therefore, in evaluating housing sector in Indonesia, home ownership data in one country or area used as development indicator. This is because, with regard the number of population, home ownership among low and high

income level and the type of resident can be identified. In fact, this study is important to reflect housing sector performance in measuring how far this industry functioned in view-parties involved and housing industry in Indonesia whether improved or otherwise through implemented programmed.

PROBLEM STATEMENT

Among ASEAN (Association of Southeast Asian Nations - ASEAN) country, Indonesia consist the highest population that is 237,641,326 million people or 3.44% of the world population. Beside that, continuous economic development since 1980 totaled \$554,161.727 billion and increase to \$2,463,241.965 billion in 2011. This is because Indonesia becomes foreign direct investment focus (Foreign Direct Investment - FDI) to stay invested in Indonesia.

This analysis is concentrated in the housing sector in Indonesia in year 2010. In year 2010, home ownership in urban areas had dipped to 67.61% compared to 69.42% in urban areas. Likewise home ownership in rural area is decline from 88.71% to 88.28%. Compared to rental house or contract showed improvement, that is 16.55% to 18.84% and 1.67% to 1.89% respectively in urban and rural area.

Decreased home ownership rate in urban area not only due to individual demand on housing supply solely but it also influenced by various factors like individual demographic factor, income, occupational class, education, illiterate and others will be analyzed in the next part. This situation is one of the reasons why Indonesia made as analysis subject other than ASEAN country. Furthermore, with the width size of country and high density of population, so the systematic development planning is needed to ensure the comfortable house for society. In fact, with economic growth from year to year, Indonesia will be a reference for other country to preserving economic growth and to resolve the housing issues in their country.

Therefore, this analysis will study home ownership status in Indonesia, and factors which influenced home ownership in year 2010 and type of residence in Indonesia in year 1995. It is because, increasing in population growth not in line with home ownership in Indonesia. However, if people fully own the residence, the residence still not qualified to stay.

LITERATURE REVIEW

Analysis and discussion on home ownership, housing demand and tenure on a house have been carried out and mostly focuses on the developed country like United States of America, Germany, Japan and Organization for Economic Cooperation and Development. Most the analysis among developing country is to increase comprehension and to improve the policy system that been implement in the country, Fontela and Gonzalez (2009).

Most of home ownership analysis focused on developing country to home ownership by rental or full possession. This is because, ownership by rental and full possession influence the pattern of consumer behavior, housing commodity nature and housing market, Subhan and Ahmad, (2012).

According to Ludrisen and Skak (2007) that analyzed home ownership probability, by using 20 houses random sample in Danish finds out, home ownership will increase when increases in revenue, marriage period and high education. Home ownership rate will decrease cause by factors which influenced financial resource depreciation, namely pension acceptance, head of household that divorce and individual that migrating from rural area to urban area or better area. This survey results coherent with issues carried out by Salfrina, A.G et al. (2010). The housing purchase in Malaysia influenced by demographic factor especially education, age, gender, and income. The home ownership period will affect social interaction cultural and house owner satisfaction with neighbors. This study also found the key factor which influenced house purchase in urban is housing location price.

Selahatin, Caglayan et. al (2011) analyzes home ownership probability in urban and rural in Turkey by comparing between Logit model, Probit and Gompit. Result showed, income, age and marital status are factors which influenced home ownership in urban. Meanwhile, a variable which influenced home ownership in rural areas is age, income, education, and head of household. This survey results in line with Subhan and Ahmad (2012) and Purbawijaya and Suputra (2009) which found variable like family size, age, income and education positively influence home ownership between rural and urban.

Brueckner (2012) used the data from Indonesia to show the relationship between household and ownership feature in developing country. Result showed the high income level and education will influence ownership features house structure. This result strengthened with factors like household size that is large also possesses a lot of children. In fact, religion also plays important role in home ownership. These survey results in line with Andrews and Sanchez (2011) find out the changed in household feature including age, household structure, income and education.

Based on past research studies that was discussed, many studied carried out in developed countries, and just discussed on official ownership and rent. Meanwhile in developing countries, formal part sub, squatter and unofficial

property tenancy play role in providing housing for poor group. Therefore, study which involves developing country especially in Indonesia is important as policy implementation reference in future and fulfills people requirement in Indonesia.

METHODOLOGY

This analysis, focus on household in rural and urban area in Indonesia in 2010 that coincide with an issue analyzed on factors which influenced home ownership rural and urban area in Indonesia. Apart from that, this study also analyzed factors which influenced type of residence in Indonesia in year 1995. Meanwhile, variables used in this analysis covering the individual sample from rural and urban area. Data used in this analysis include the year 2010 and 1995 that obtained from Integrated Public Use Microdata Series website, International (IPUMS International). Data includes microdata sample based on people data cluster sub phased individual, household cluster, and a few weight weights. Most of the data obtained through questionnaire conducted in Indonesia through Biro Indonesia Statistic Centre.

In this analysis, dependent variable identified is home ownership (OWNERSHIP) analyzed to own houses or do not own a house, rural and urban (URBAN) analyzed for rural and urban and type of residence (STOREY) analyzed to residence one storey, double storey and has no residence. Meanwhile, independent variable that used in the analysis is such as number of children in families, income, age, education, gender, marital status, working class and illiteracy rate.

Control variable also used in this analysis to overcome collinearity problems in estimation analysis besides ensuring result analysis is coincide and suit with an issue or area studied. Among the control variable is like age, marital status, education level and occupational class.

In this analysis, analysis Probit model is a regression which dependent variable having only two categories. This model used in two first analysis, namely to identify home ownership standard in Indonesia in year 2010 and identify factors which influenced home ownership in town and countryside in the year 2010. Meanwhile, to clarify the type of residence phenomenon in Indonesia in year 1995, Ordered Logit model used. Ordered Logit applicable model when dependent variable has two or more categories and value in every category has a special significance arrangement where latest value is higher from value before.

Analysis on Home Ownership Status in Indonesia 2010

To analyze home ownership standard by full home ownership or rental, the relationship between dependent variable, namely residence (OWNERSHP) possession and the independent variable as equation (1) :

$$\begin{aligned} Y = 1 \text{ (not own house)} &= \beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \\ Y = 0 \text{ (own house)} &\beta_7 X_{7i} + \beta_8 X_{8i} \end{aligned} \quad (1)$$

Equation (1) estimates uses Probit model and dependent variable, namely URBAN = Yi valued as follows:

Pr = E(Yi = 0: not own house)

Pr = E(Yi = 1 : own houses)

Assumed, equation (1) model are as follows:

$$Pr \left\{ \begin{matrix} Y = 1 \\ Y = 0 \end{matrix} \middle| X \right\} = F (\beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \beta_7 X_{7i} + \beta_8 X_{8i}) \quad (2)$$

Where, Pr = probability

F = Cumulative Distribution Function (Cumulative Distribution Function - CDF) for normal distribution standard (standard normal distribution)

β = parameter

Based on by Probit Model (1), it is also known as hidden variable model. Supposed exist random variable in the analysis, so,

$$\begin{aligned} Y = 1 \text{ (not own house)} &= \beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \\ Y = 0 \text{ (own house)} &\beta_7 X_{7i} + \beta_8 X_{8i} \end{aligned} \quad (3)$$

where $\mu \sim N(0, 1)$. So Y_i considered as an indicator whether variable hidden is positive or negative, namely:

$$\begin{aligned}
 & Y = 1 \text{ if } Y^* > 0 \\
 & 0 \text{ otherwise}
 \end{aligned}$$

is are same, so:

$$\begin{aligned}
 \rightarrow \Pr(Y^* > 0) &= \Pr(\beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \beta_7 X_{7i} + \beta_8 X_{8i} + \mu_i) \\
 &= \Pr(\mu > -X'\beta) \\
 &= \Pr(\mu < -X'\beta) \\
 &= F(\beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \beta_7 X_{7i} + \beta_8 X_{8i})
 \end{aligned}
 \tag{4}$$

Analyzing Homeownership in Urban and Rural in Indonesia 2010

By using the same estimation, the step using for second analysis is the same as first analysis. For the objective estimation, dependent variable, namely rural and urban (URBAN) valued as follows:

$$\begin{aligned}
 \Pr &= E(Y_i = 0) : \text{Urban} \\
 \Pr &= E(Y_i = 1) : \text{Rural}
 \end{aligned}$$

Then the dependent variable and independent variable liberated in this analysis is like in the equation (6):

$$\begin{aligned}
 Y = 1 \text{ (not own house)} &= \beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \beta_7 X_{7i} + \beta_8 X_{8i} \\
 Y = 0 \text{ (own house)} &
 \end{aligned}
 \tag{6}$$

Assumed, the Model Probit for equation (7) is as follows:

$$F(\beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \beta_7 X_{7i} + \beta_8 X_{8i}) = \Pr \left\{ \begin{matrix} Y = 1 \\ Y = 0 \end{matrix} \middle| X \right\}
 \tag{7}$$

Where, Pr = probability

F = Cumulative Distribution Function (Cumulative Distribution Function - CDF) for normal distribution standard (standard normal distribution)

β = parameter

Based on by Probit (8) model, it is also known as hidden variable model. Supposed exist random variable in the analysis, so

$$\begin{aligned}
 \Pr \left\{ \begin{matrix} Y = 1 \\ Y = 0 \end{matrix} \middle| X \right\} &= \Pr(Y^* > 0) = \Pr(\beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \beta_7 X_{7i} + \beta_8 X_{8i} + \mu_i) \\
 &= \Pr(\mu > -X'\beta) \\
 &= \Pr(\mu < -X'\beta) \\
 &= F(\beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \beta_7 X_{7i} + \beta_8 X_{8i})
 \end{aligned}
 \tag{8}$$

Analysis on Type of Residence in Indonesia 1995

Home ownership not only focus the ownership to a type of houses only, but it involve various types of houses, such as do not own a house, single-storey houses or a double-storey houses by using Ordered Logistic Regression Model (OLR Model) estimation method. Ordered Logit appliance model analysis when dependent variable has two categories or more and value in every category have where special significance arrangement latest value is higher from value before. In this analysis, Ordered Logit model used to to determine the type of residence inhabited by residents in Indonesia whether residence one storey, double storey or do not own residence. The relationship between dependent variable and independent variable liberated in this analysis as in equation 10:

$$\begin{aligned}
 Y = 1 \text{ (single story houses)} &= \beta_1 + \beta_2 X_{2i} + \beta_3 X_{3i} + \beta_4 X_{4i} + \beta_5 X_{5i} + \beta_6 X_{6i} + \beta_7 X_{7i} + \beta_8 X_{8i} + \beta_9 X_{9i} \\
 Y = 2 \text{ (double storey houses)} & \\
 Y = 0 \text{ (not own houses)} &
 \end{aligned}
 \tag{10}$$

where Y_i = Type Of Residence (STOREY)
 X_{5i} = Income (INCWAGE)

In this analysis, dependent variable that identifier is

$Y = 0$ (not own house)
 $Y = 1$ (single story houses)
 $Y = 2$ (double story houses)

By model, third - three equations are as follows:

$P_i (Y = 0 \text{ (not own house)})$
 $P_0 = E (Y=0) = \ln 1 - P_i = (12)$
 $E P_i (Y = 1 \text{ (single storey houses)})$
 $P_1 = E (Y=1) = \ln = (13)$
 $E P_i (Y = 2 \text{ (double-storey house)})$
 $P_2 = E (Y=2) = \ln = (14)$

FINDINGS

Analysis Home Ownership Status in Indonesia 2010

Income variable omitted in this analysis because unavailability of the year 2010 data. To estimate the analysis, estimation to every variable should be done based on the ceteris paribus assumption, the effect of an independent variable on home ownership dependent variable when others independent variables such as family size, number of children, illiteracy rate, sex, age, marital status, education and occupational class change.

Result analysis showed in Table 1, individual with many numbers of children tend to own houses by rental. This mean, number of a child in families will cause z-score, home ownership decline as much as 0.0524. This analysis result showed the contrary relationship between the number of children and home ownership. This is because, individual who have many children in a family require space to be more comfy. In fact, they even tend to control their residence, for example head of household free to do improvement in space and housing structure so that can accommodate the number of children in house.

In this analysis, increasing in age of the individual's cause the z-score of home ownership increase 0.8880. This mean, increasing in individual age, will result in increasing of permanent of home ownership. Based on result analysis showed, the demand for fully home ownership in Indonesia increase when individual reach 25-year-old and on. This is because, at this age level, most individuals already have their own career and salary to enable them to own a house. For the analysis, the age level between 65 to 69 years become as a control variable because, individual in this group level tend to stay in their own houses or with other family members. Finding showed demand for fully home ownership more increase when individual age fell within 65 to 69 years old.

Apart from that, results also showed individual that is literate tends to fully ownership compared to individual who illiteracy. This mean, is increasing percentage of individuals that are literate in Indonesia, so z-score home ownership increase 0.133. Furthermore, individual that is literate namely those who able to read, count and write are able to earn better jobs and ensure income turnover that is higher and able to have a residence by full possession.

In Indonesia, z-score of home ownership decline 0.0974 among womenfolk. This means, womenfolk in Indonesia more inclined towards home ownership by rental compared to home ownership by full possession among men folk. This explained, men more emphasize life for future, for example, life after marriage, child comfort and so on.

Fully home ownership also tends among those who married including individual who divorced or widow. This is because, individual who was married can share their financial resources and allowed them to own a house by full possession compared to individuals who still single. Based on analysis result, increase in married individual will increase the z-score home ownership of 0.5049. Meanwhile, increase individual that separated and widow increase the z-score of home ownership respectively by 0.6662 and 0.5844. This mean, increasing in number of married individual tend to make fully homeownership increase compared to rental homeownership. In this analysis, individual who still single become as a control variable and assumed own a house by rental compared to individual who was married.

Beside that, level of education showing a positive relationship with home ownership. This mean, increase in the level of education causes an increase in fully home ownership. Based on finding, individual with secondary

technique degree education cause z-score home ownership increase by 0.3455 compared to individual with primary school level , year 6 education, technical education and university respectively, with z-score of home ownership is 0.1199, 0.0893, 0.0802 and 0.0428 percent. In this analysis, variable for individual that does not receive education made as control variable and assumed own house by rental. This is because individual who have educational foundation can involve self in field of professional employment and can guarantee an appropriate income turnover.

These proven when class occupier can guarantee individual tend to own a house by fully possession. Based on result analysis, individuals who work as employee cause z-score of home ownership increase by 0.4052 compared to individual who work as employer that only increase z-score home ownership of 0.1574. This mean, individuals that work as an employee or employer, will cause an increase in home ownership by full possession compared to ownership by rental. For the analysis, individual factor that works with family without wage payment made as a control variable and assumed reside in household chief residence with other family members.

Table 1: Analysis on Home Ownership Status in Indonesia, 2010

Home Ownership	Coefficient	Standard Error	P> z
Number of Children	-.0523677	.0023751	0.000
Illiterate	.1331043	.0216586	0.000
Gender	-.0973568	.0073162	0.000
AGE			
25 to 29 years old	.888042	.0230904	0.0000.
30 to 34 years old	.86856	.0228767	000
35 to 39 years old	.7275784	.0231439	0.000
40 to 44 years old	.5771964	.0232524	0.0000.
45 to 49 years old	.4379544	.0231426	0000.0
50 to 54 years old	.2896903	.0232991	000.00
55 to 59 years old	.1382775	.0243642	0
60 to 64 years old	.0726312	.0265642	0.006
65 to 69 years old (control variable)			
MARITAL STATUS			
Married	.5049302	.0154675	0.0000.
Separate / Divorce	.6662445	.0248815	0000.0
Widow	.584399	.0206256	00
Single / Not married (control variable)			
EDUCATION			
Primary School	.1199061	.0218132	0.0000.
Complete Primary School	.0892806	.0218525	0000.0
Secondary Technique Degree	.3454758	.025425	000.00
Education in Secondary Technique	.0802121	.0251395	1
Complete University	.0427537	.0240357	0.075
Not School (Control Variable)			
WORK CLASSES			
Employer	.1573623	.017799	0.000
Employee	.4052492	.0080034	0.000

Work with Family Without Salary (Control Variable)

<u>_cons</u>	-2.148436	.0424121	0.000
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Analyzing Homeownership in Rural and Urban in Indonesia 2010

In this part, the analysis focused to identify factors that determine home ownership in Indonesia especially in the year 2010. Variable involved is the number of children factor, illiteracy rate, gender, age, marital status, education and occupational class analyzed on the dependent variable namely urban area and rural (URBAN).

Number of children variable used in this analysis refers to the number of children in a family and does not include head of household. Result on Table 2 showed, individual with large number of children's tend to reside in rural compared to town. This mean, more number of children in a family in Indonesia causes z-score home ownership in town decrease to 0.0180.

In Indonesia, individual who illiteracy tends to reside in rural compared to individual that is literate. This explained that, an increasingly higher total individual that is literate, so z-score home ownership increase by 0.3079. Based on the result, increased with higher education standard for example, individual who graduated primary school, secondary technical education, secondary technical degree and university, causes z-score home ownership in town increase by 1.1339. In this analysis, an individual who receives less education become as a control variable and assumed reside in rural.

Furthermore, single individual made as a control variable in this analysis assumed to reside in rural compared to a city. Result analysis showed individual who was married, divorce or separate and also widow even more tend to reside in town compared to rural. It means, increased in married individual tend to increase the z-score of home ownership in town by 0.0884.

Therefore, age also influenced individual to stay in rural area. Result analysis shows, increase in individual aged between 25 to 44 years cause reduce in z-score home ownership in a city of 0.8880. This mean, most individual who including in this age group tend to reside in rural compared to town. However, individuals who aged between 45 to 64 years tend to reside in town compared to in rural. This condition explained that individual's age increase from 45 to 64 years, cause z-score home ownership in town increase totaled 0.0345. In this analysis, the age level between 65 to 69 years become a control variable. It means, individual who including in this age level assumed to reside in rural compared to the city because increasingly higher someone's age, especially when reaching retirement age level that is among age groups of 60 years and upper, individual preference is to undergo life calmly and comfortable in rural area.

Apart from that, women tend to reside in rural compared to men. Result showed, increasing in the number of women cause z-score of home ownership in town decline as much 0.1254. Meanwhile, women folk mostly stays in rural area is a housewife or still studying. Based on source from *Badan Pusat Statistik Indonesia* year 2010 find total individuals which include in group which manage household amounted to 32,419,795 people and 32,971,456 people in January and August year 2010.

Apart from that, result analysis also showed individual who works in occupational class that is professional tends to reside in town compared to in rural. Result showed more individuals that work as employer or employee will increase the ownership z-score residence in a city of 0.4895. This mean, increasing of employer and employee, the tendency to maintain in town will increase. Compared to individual who only temps or got involved with job with family without wage made as control variable more tend to reside in rural compared to a city.

Table 2: Analysis on Home Ownership in Urban and Rural, 2010

URBAN/RURAL	Coefficient	Standard Error	P> z
Number of Children	-.0180261	.0023008	0.000
Illiterate	.3079754	.023781	0.000
Gender	-.1254089	.0072296	0.000
AGE			
25 to 29 years old	-.2051382	.0204482	0.000
30 to 34 years old	-.1512354	.0201132	0.000
35 to 39 years old	-.0832336	.0202429	0.000
40 to 44 years old	-.0254736	.0201777	0.207
45 to 49 years old	.0345266	.0198818	0.082
50 to 54 years old	.0644844	.0198216	0.001
55 to 59 years old	.0870106	.0204355	0.000
60 to 64 years old	.0198206	.0223151	0.374
65 to 69 years old (control variable)			
MARITAL STATUS			
Married			
Separate / Divorce	.088415	.0151028	0.000
Widow	.1383528	.0253517	0.000
Single / Not married (control variable)	.1012437	.0198552	0.000
EDUCATION			
Primary School	.2506192	.0238841	0.000
Complete Primary School	.377086	.02373	0.000
Secondary Technique Degree	1.133855	.0269258	0.000
Education in Secondary Technique	.8786085	.0264021	0.000
Complete University	1.22476	.0254952	0.000
Tidak bersekolah (pembolehubah kawalan)			
OCCUPATIONAL CLASS			
Employer	.4895445	.0164494	0.000
Employee	.6832587	.0077709	0.000
Work with Family Without Salary (Control Variable)			
_cons	-1.900977	.0446493	0.000

Analysis on Type of Residence in Indonesia 1995

This part explains the of type residence in Indonesia in year 1995. Analysis covered type of residence variable as dependent variable and independent variable, namely number of children, illiteracy rate, sex, age, marital status, education and occupational class. Number of children variable used in this analysis refers to the number of children in a

Table 3: Analysis on Type of Residence in Indonesia, 1995

Type of Residence	Coefficient	Standard Error	P> z
Number of Children	-.0546571	.0111759	0.000
Illiterate	.3584467	.098601	0.000
Gender	.1453587	.0372547	0.000
Income	2.69e-07	6.21e-08	0.000
AGE			
25 to 29 years old	-.4678126	.1129382	0.000
30 to 34 years old	.345396	.1096833	0.002
35 to 39 years old	-.2088614	.1090103	0.055
40 to 44 years old	-.0400023	.1100774	0.716
45 to 49 years old	-.1580762	.1140855	0.166
50 to 54 years old	-.1519365	.1145418	0.185
55 to 59 years old	.0041884	.1145666	0.971
60 to 64 years old	.0910854	.1198341	0.447
65 to 69 years old (control variable)			
MARITAL STATUS			
Married	-.2871703	.0747843	0.000
Separate / Divorce	-.1964877	.107558	0.150
Widow	-.4636273	.0979709	0.000
Single / Not Married (Control Variable)			
EDUCATION			
Primary School			
Complete Primary School	-.1939484	-.1939484	0.048
Secondary Technique Degree	.1080827	.1080827	0.287
Education in Secondary Technique	.18784	.18784	0.101
Complete University	.5104799	.5104799	0.000
Not School (Control Variable)	.7760552	.7760552	0.000
OCCUPATIONAL CLASS			
Employer			
Employee			
Work with Family without Salary (Control Variable)	.6023771	.6023771	0.000
	2.477803	2.477803	0.000
_cons	5.574792	.6502494	

Summary

Analysis finding in year 2010 showed, among factors which influenced home ownership by full possession in Indonesia is men folk tendency compared to womenfolk to have residence by full possession, increase in individual's age, individual who was married, divorce or widow, high education standard, and individual who had been working. However, in second divisional analyses find out individual tend to stay in town when individual that is literate, men folk tendency to maintain in town, individual in age group of 45 years and on, individual who was married, high education standard and increasing in total individuals that work. On the other hand individual tend to reside in rural when womenfolk tend to stay in rural, low education standard and individual who in age group 25 to 44 years.

Meanwhile analysis in third section show individual in Indonesia in year 1995 tend to reside in residence that is larger when the increase of literacy rate, men folk tendency, individual's age increase between 55 years and on, increase in individual income and high education standard. Meanwhile, tendency on medium residence increase when the increase of number of children in families, individual who was married, separate or widow, educational qualifications standard that is low, and individual's tendency that aged between 25 to 54 years that reside in high average residence.

Assessment and Housing Scheme in Indonesia

Based on analysis result, housing development planning in Indonesia can be done more systematic. This is because, through the past study, society and individual issues about home ownership in Indonesia can be identified, such as number of family member, income, job, education and others. This is because, all this factor is a dominant to influenced individual to get a comfortable resident. According to Badan Pusat Statistik Indonesia 2010 stated, total population in Indonesia is about 237, 641,326 people and it have been divided into 33 districts. So, Indonesia as a big country needs a guideline as a basic to their housing planning development that can contribute to their society stay in comfortable resident. In Indonesia, various programmed has been done by respective party at federal or local level.

However, according to Badan Perencanaan Pembangunan Daerah Kabupaten Grobogan 2012, there a re several problems which contribute to housing development among people in Indonesia. For example, the bigger problem in Indonesia is population that growth rapidly and not asymmetrical with housing supply prepared by developers. In fact, increase of urbanization and also the difference between urban and rural can drive this problem more worst and cause the distribution of population in Indonesia irregular. According to Badan Pusat Statistik 2010, fully home ownership decline to 78 percent in year 2010 from 79 percent in 2009. Sourced from Viva News said, declined in fully home ownership occurred due to workforce which often migrate before getting a permanent job. This condition cause most young workforce take initiatives by renting residence compared fully owned.

Therefore, this analysis also provides some suggestion as an improvement to planning homeownership development in Indonesia. Respective party in Indonesia either in urban or rural have to provide basic education facility to society. This educational foundation must aim to individual with low income level. Although most job types in village don't requires high education, but with educational foundation in every individual enable them to develop employment sector in village and give work opportunities to all local residents.

Beside that, family planning in every country level should be carried out. Based on analysis result, married individual impact home ownership and they more tend to reside in urban area. However, when number of children growth in a family, individual tends rent a house and reside in rural. Family planning is an important step to pay intention by limit the number of children in a family for a certain period.

Indonesia government also should identify the group with low and middle income to enable the government planning the national budget on group with low and middle income so they can also stay in comfortable resident. In the other hand, respective party should provide more low cost houses to low and middle income group. However, these low cost houses should be monitored by respective party. This is because, issues that usually arise is when the respective party monitored the project after the houses already done. The respective also didn't care about who gonna stay at that houses whether the lowest income people or the highest income people.

Beside that, Indonesia government also should provide schooling aid to group that cannot afford. Through this action, can be done by census from house to house and the inability family can be identified to give schooling aid for free under certain budget allocation. This move include giving education to vagrant children such as teach some skill in certain field and basic to read and count. This can be done through association or non government association to make sure the quality of the education.

CONCLUSION

As conclusion, decline in Indonesia home ownership in year 2010 probability due to the factors such as family size, number of children, illiterate, gender, age, marital status, education, working class and individual income level. However, this ownership decline cannot only be explained by these factors.

However, global economic changes such as rising in oil price affect the price of good and service around the world and altogether influence economic growth of a nation. Increase in total population in Indonesia had changes the factors become the major factors which influenced home ownership in Indonesia. Therefore, further analysis should be carried out by involving some macroeconomic variable such as national income, Gross Domestic Product, unemployment rate and so on. This is to avoid convergence only on one part of factor as carried out in this analysis.

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