JURNAL IPTEK
MEDIA KOMUNIKASI TEKNOLOGI
homepage URL : ejurnal.itats.ac.id/index.php/iptek

Re-design of Local Residence (Homestay) in Labuan Bajo as Tourism Area (NTT) Based on Adjustment Characteristic of Tourist to Manggarai Traditional Building

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ARTICLE INFORMATION

Jurnal IPTEK – Volume 26 Number 2, December 2022

Page:
107 – 114
Date of issue :
December 30, 2022

DOI:
10.31284/j.iptek.2022.v26i2.3014

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PUBLISHER

LPPM- Adhi Tama Institute of Technology Surabaya
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Jl. Arief Rachman Hakim No. 100, Surabaya 60117,
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ABSTRACT

Labuan bajo has a number of well-known tourists, such as: Komodo National Park, Lake Kelimutu, Batu Cermin, Kampung Bena, Seventeen Marine Park, Riung Island and Wae Rebo. With the increasing tourist sector in Labuan Bajo, more tourists come. As the number of tourists rises, so do the number of hotels and the competition for their business. The first difficulty that arises here is the presence of homestay residents who are less competitive with established hotels and cottages. The second issue is the lack of character of traditional buildings displayed in existing homestay buildings, motels, and cottages. This research tries to maximize the design of homestays so that they can compete with other lodging options. To solve the problem by examining, comparing, and assessing a sample of running tourist apartments in light of the aforementioned problems. To find the best design options, the cyclical design process approach is employed in the design process. The final outcome is in the form of a draft proposal that comprises the layout of the floor plan as well as a design proposal that has been adjusted to the traditional architectural character and the needs of tourists.

Keywords: *Labuan Bajo, Homestay, the traditional building character, tourists*

ABSTRACT

Labuan bajo memiliki beberapa potensi wisata yang terkenal seperti: Taman Nasional Komodo, Danau Kelimutu, Batu Cermin, Kampung Bena, Taman Laut Tujuh Belas, Pulau Riung dan Wae Rebo. Dengan semakin meningkatnya sektor wisata di kota Labuan Bajo, maka semakin meningkat pula wisatawan yang datang. Dengan meningkatnya jumlah wisatawan maka kebutuhan akan akomodasi juga semakin meningkat dan bersaing. Permasalahan yang menjadi isu disini, pertama adalah keberadaan homestay warga yang kalah bersaing dengan hotel dan cottage yang ada. Kedua adalah kurang adanya karakter bangunan tradisional yang tertampil baik pada bangunan homestay, hotel, dan cottage yang sudah ada. Sehingga pada penelitian ini memiliki tujuan untuk mengoptimalkan desain homestay agar dapat bersaing dengan fasilitas akomodasi lainnya. Berdasarkan Isu permasalahan diatas maka untuk menyelesaikan permasalahan tersebut dengan cara meng analisa, membandingkan, serta meng evaluasi dari sample hunian wisata yang sudah beroperasi. Metode perancangan yang digunakan adalah metode Cyclical design Process, guna mendapatan alternatif desain yang optimal. Hasil akhir yang akan didapat adalah berupa usulan rancangan yang meliputi penataan denah dan usulan tampang rancangan yang telah disesuaikan dengan karakter bangunan tradisional dan kebutuhan wisatawan.

Keywords: *Labuan Bajo, Homestay, karakter bangunan tradisional, wisatawan*

INTRODUCTION

One city in the Flores Islands of East Nusa Tenggara where the tourism industry is beginning to grow is Labuan Bajo. According to Law No. 10, 2009 on Tourism, The needs of each individual and state are reflected in all tourism-related activities that are multifaceted and multidisciplinary, In addition to the interactions between visitors and locals, Tourism Indonesia has the potential to be a national economic engine for future growth [1]. As a result of recent technology advancements, where images of the potential for tourism are disseminated on social media websites, the number of tourists visiting Labuan Bajo on an annual basis is rising. Consequently, both local and foreign tourists' numbers in the area will increase dramatically. The city is also beginning to develop, as seen by the installation of new highway lines, the maintenance of sidewalks, and the increasing number of investors who construct hotels, restaurants, and cottages of various styles. Additionally, the local community has constructed a number of local accommodations (Homestays), but their existence is less able to compete with other types of housing. Additionally, the local community has constructed a number of local accommodations (Homestays), but their existence is less able to compete with other types of housing. Thus, the subject of this research will be how to adapt homestay to make it more competitive with cottages and other forms of lodging.

The issue that arises in this situation is that: First, the government should take advantage of the growth in existing tourists to boost the local economy by encouraging local tourists to stay in the area (Homestay). Second, since existing tourist accommodations have not undergone design processing, travelers are uninterested in staying in homestays. Third, given Covid's current state, the tourism industry is rapidly shrinking, Thus, it has a significant impact on the sustainability of current tourist accommodations. Fourth, because the city's understanding of its identity and the city's growing development are not balanced, many commercial buildings lack a facade that is specifically designed for them.

Based on the aforementioned issue and part of the prior research, the issue will be resolved by examining, contrasting, and assessing a sample of tourist accommodations that have been in operation for some time. In order to generate optimal design options, the Cyclical design Process approach is employed. The final outcome will be in the form of a draft proposal that comprises the floor plan arrangement and a suggestion for the look of the design that has been suited to the conditions of Covid as well as the character of local culture and tourists.

The goal of this research is to identify the disadvantages and benefits of tourist occupancy, as well as to relate the characteristics of the Covid Pandemic to the design of tourist houses, Describe the type of tourism occupancy development that results from the interaction of local cultural characteristics with tourist characteristics., Provide design variations for structuring the floor plan and look of tourist dwellings that adapt to the conditions of the Covid area while reflecting the character of local culture and tourists.

LITERATURE REVIEW

Homestay

Supporters of tourist attractions that meet the criteria for habitable homes and can accommodate the function of the house as a residence at once are tourism residential facilities (homestays) [2]. The renovation of homestay facilities will also be able to inspire people's creativity in exploring, enhancing, and maintaining the local culture.

According to Permen Article 1 Paragraph 27 of 2016, lodging providers for tourists must have other tourism services available. Homestay is a type of community business that is typically formed as a result of community empowerment in community-based tourism development [3]. This community-based tourism in general must be promoted by the government so that homestays maintained by the local community can boost the economy and communal welfare [4]. Tourism development is an effort to improve or advance tourism attractions so that they are better and more fascinating in terms of the locations and items they contain in order to attract tourists to visit them [5]. In order to develop tourism, three factors must be considered: 1. Attraction, can include natural forms, civilizations, or distinctive features that entice travelers to visit there. 2. Supporting facilities are anything that serves as a supplement to the appeal component 3. Accessibility, which is no less

important in supporting a tourist attraction, is access to achievement from its method of transportation as well as roadworthiness.

Tourists

According to Kotler and Keller (2009), Tourist characteristics are actions relating to the acquisition, usage, and exchange of goods, services, ideas, and experiences that are perceived individually and in groups. Tourist characteristics influence how people react in response to the use and utilization of tourism service items [6]. Knowing the qualities of a visitor is vital for predicting travel behavior, which is strongly tied to the decision of which tourist places to visit.

Mbaru Gendang House

Mbaru Gendang is a combination of the words mbaru (home) and gendang (traditional musical instrument constructed of wood and goatskin). (Maribeth Erb, 1999: 103). Mbaru Gendang has several shapes, yet they all have the same purpose, typology, and philosophy.

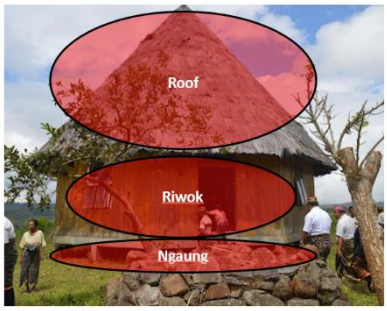


Figure 1. Mbaru Gendang house from Manggarai NTT

Source: https://www.congkasae.com, 10 january 2022

The upwardly jutting structure represents the social and religious life of the Manggarai community. In addition to the cone shape, the roof shape of this Gendang mansion changes multiple times. This metamorphosis occurs as a result of changes in the geographical conditions of the population's home area. According to the construction typology, Mbaru Gendang is divided into three sections: ngaung (neath the house), riwok (middle section), and lobo (roof) (Pius, 2013). These three elements have a symbolic significance that is rich in meaning since they are directly tied to the worth of the Manggarai people's lives. The bottom of the Mbaru gendang is called Ngaung (neath the home). In the Mbaru Gendang, Ngaung represents the underworld. The world of the dead is filled with gloom.

Riwok (the living room) is a light-filled environment inhabited by people. All customs and deliberations in a village take place in the Mbaru Gendang. Three emblems adorn the cone-shaped roof: the offering pot, buffalo horns (rangga Kaba / dongkong), and the roof constructed of ijuk (wunut / rimang) that is neatly organized and spherical in shape. As for the building materials used, As the major construction of the structure, there is Wood with the type of work Wood, Ajang, and Uwu. There is also bamboo as a roof building material and ijuk as a roof cover.
to Kotler and Keller (2009), Individually and collectively, tourists' activities revolve around satisfying needs and desires associated to the acquisition and consumption of things.

Data Presentation and Layout

Mr. Suyadi's homestay is the sample used for research purposes. This homestay is located in a strategic neighborhood in Labuan Bajo, which is the hub of tourism development in the region. The findings must be reported concisely.

Figure 2. Eksterior and interior eksisting

(Source : Personal Document)

As for the boundaries of the region in this building, there are, among other things, pede beach and the Laprima hotel to the north, hills to the south, and residential neighborhoods and restaurants to the west and east. From the perspective of the building's exterior, the infrastructure in front of the building has been carefully designed. In contrast to the surrounding cafés, restaurants, and hotels, this homestay is less indicative of the neighborhood. According to the present space program, this building has the following spaces: The state of the area is designed to enhance the land's potential as a rental room. There is no representative area as a receptionist, and space as a charmer is less appealing for tourists to come.

From Figure 1, it is clear that the outside design of the building needed to grab attention by emphasizing the traditional manggarai house's characteristics and providing more orientation outward to make the structure more commercial. With the orientation out, the shape of the building will be designed with many openings so that all supporting activities in it can be an attraction for tourists. Initially, the configuration of the space necessitated the construction of auxiliary facilities that eventually became a tourist attraction. This assistance center will eventually be combined with homestay amenities. This redesign does not affect the building's construction because it is more concerned with the building's look and the most efficient use of space within the building.

Indicators were derived in this research by analyzing tourist features and traditional dwelling characteristics in Mbaru Gendang NTT. As regards the obtained indicators, among others:

Table 1. Indicator Research

Tourist	Attraction
	Amenity
	Accessibility
Manggarai traditional house	Form
	Materials

METHOD

Observation and analysis of architectural design were used to collect data for this research. Primary data is gathered in a variety of ways, including direct observation (to get physical data on the house to be used as a homestay), interviews, and talks with proprietors. A linear strategy, as proposed by John Christopher Jones, is used in the design process [7], where design issues and solutions have been recognized. According to the technique adopted, the writing process is divided into numerous sections or stages. Some steps are completed rationally, while others are completed instinctively or imaginatively. At the start of the procedure, particularly the programming stage, a sound stage is performed. Its goal is to detect behavioral difficulties that have design implications. Problem-solving includes recognizing challenges and design objectives, as well as generating proposed design concepts.. The following step is done instinctively, namely researching ideas or design ideas outlined in schematic designs. The final one is the plan's stage of development.

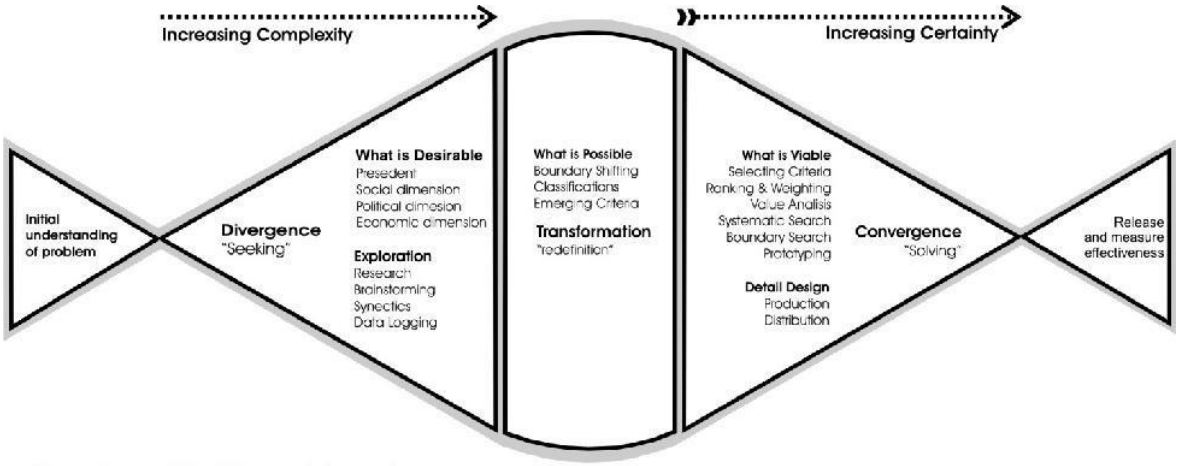


Figure 3. Linear Strategy by John Christopher Jones

Based on the approaches given, the transformation process of the design can be observed in figure 4, where the transformation process is generated from the fusion of the needs and characteristics of tourists as well as the traditional house of Manggarai.

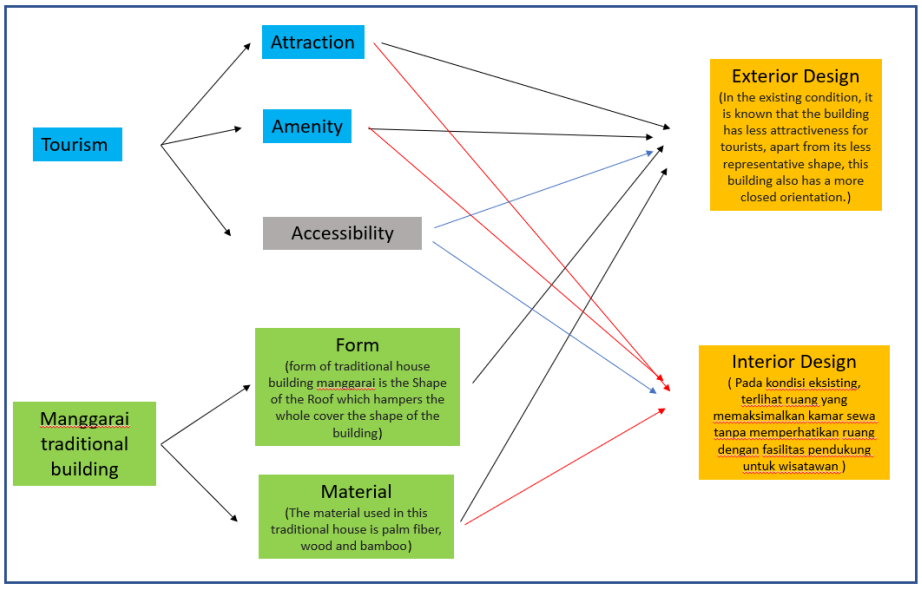
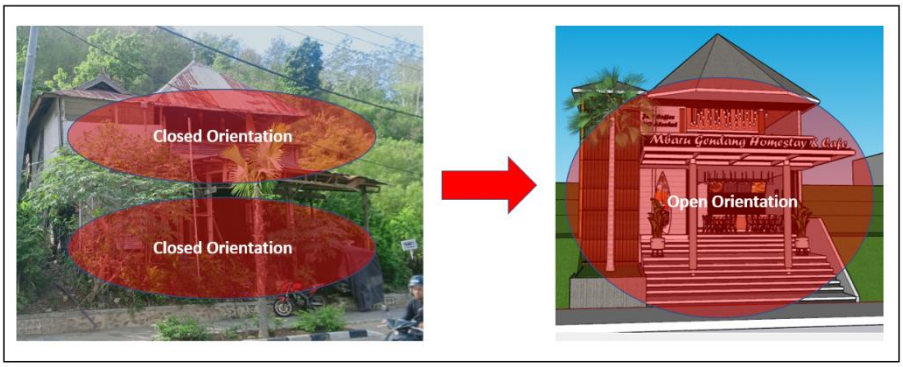


Figure 4. The Process of Design Concept

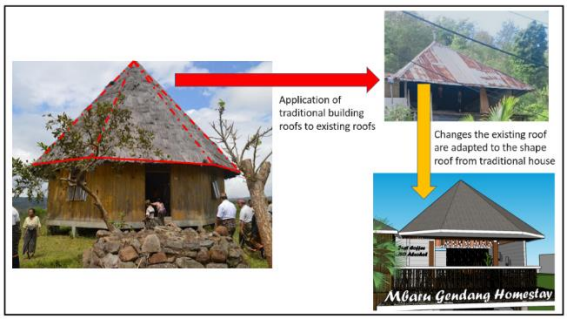
RESULTS AND DISCUSSION

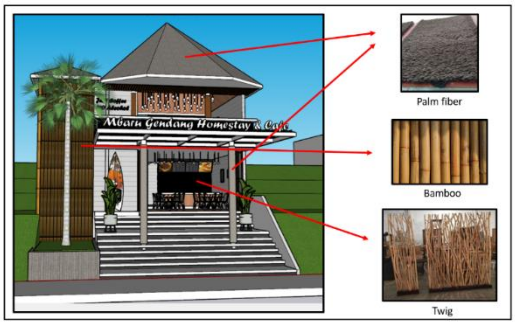
Exterior Design

Since the characteristics of the Mbaru drum house have been described, the outside design of this homestay needs to change, namely by adopting the characteristics of the Mbaru gendang house in terms of both shape and material.



a





b c

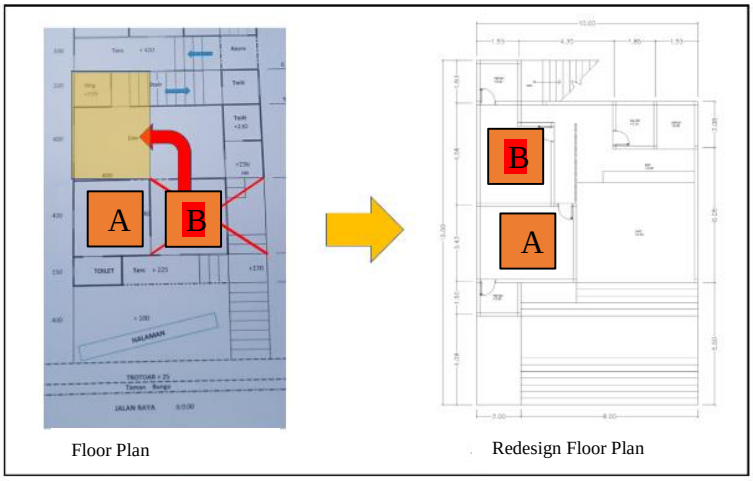
Figure 5. Exterior design varies according to concept.

(Source : Personal Document)

The following procedures will be performed to redesign this outside shape: First, design the entrance area in the building that is integrated with the reception and café. Second, The structure is constructed with a more open orientation so that its purpose may be easily communicated to tourists. Third. The utilization of bamboo, ijuk, and wood as construction finishing materials affirms ethnic aspects.

Interior Design

The reception area, café, and common area will be added to this building based on the discussion of thoughts and theories that has occurred.



a

3D view Redesign Floor Plan

3D view Entrance Building

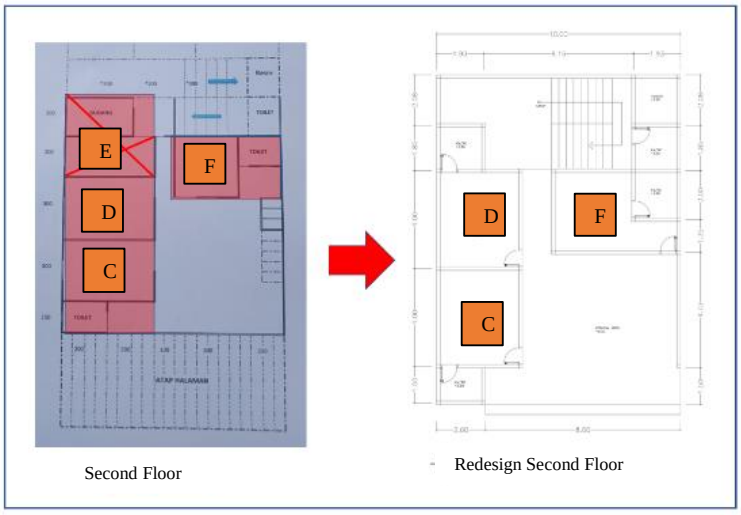
b

Figure 6. Adjustments to the design of the first floor based on the concept

(Source : Personal Document)

On the first floor plan, alterations to the room's layout include, among others, the following: First, relocate room A behind bedroom B. Second, Change the front room's purpose to that of a reception area. Third, Due to capacity constraints, the reception area will also serve as a café with separate entrance to the rental rooms.

Provide access to the walkway from the reception area. Fifth, each room will have its own bathroom.



Second Floor

Redesign Second Floor

a

b

Figure 7. Adjustments to the second floor's interior design based on the concept

(Source : Personal Document)

On the second floor plan, the following modifications are made to the design: First, eliminate room E by converting room D's functions into a bathroom. Second, transform the current common area into a private café for the room's residents.

CONCLUSION

From the discussion and redesign of this homestay, it can be concluded that, in post-Covid settings, homestay planning that is in line with the needs of tourists and the personality of local buildings can be achieved by:

a. Observe the Homestay room requirements established by government authorities.
b. In the current state, when there are numerous rooms without public space, it becomes useless since the comfort of the guests is prioritized.
c. Designing more private room spaces and numerous community spaces, in the form of little cafés, is a key goal in terms of enhancing tourist comfort.
d. With the intention of improving air circulation and increasing the amount of sunlight entering the structure, communal areas are rendered open, evaluating one of the space requirements in post-covid circumstances, which must have enough lighting and air quality.
e. The public and communal areas are designed with an open layout, while the room units are equipped with private bathrooms to support their private nature.
f. Changing the current orientation of the building, which is closed, to an open orientation in an effort to increase its economic value.
g. The utilization of architectural materials and styles derived from traditional NTT architecture can lend structures a distinctive and ethnic appearance. So that the structure will serve as a tourist attraction
h. Communal space is meant to be more adaptable so that it can be utilized as a common room or other area, such as a cafe, if there is no available rental space or if there are insufficient visitors.

ACKNOWLEDGEMENT

We appreciate all the resources, especially Mr. Suyadi, the proprietor of the homestay. In addition, we would like to thank the RECTOR of ITATS, the Head of LPPM at ITATS, and the Head of the Architecture Department at ITATS for their assistance of this research.

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