

Big DATA Step: How Indonesia builds the Housing Real Estate Information System (HREIS)



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Indonesia Housing Backlog **inflated actual housing demand**



Quantitative Deficit:
12.1 million units (2018)

Source: RPJMN 2020-2024

This target **inflated** actual housing
need/demand

Gol Housing Program:
Credit-linked Subsidy



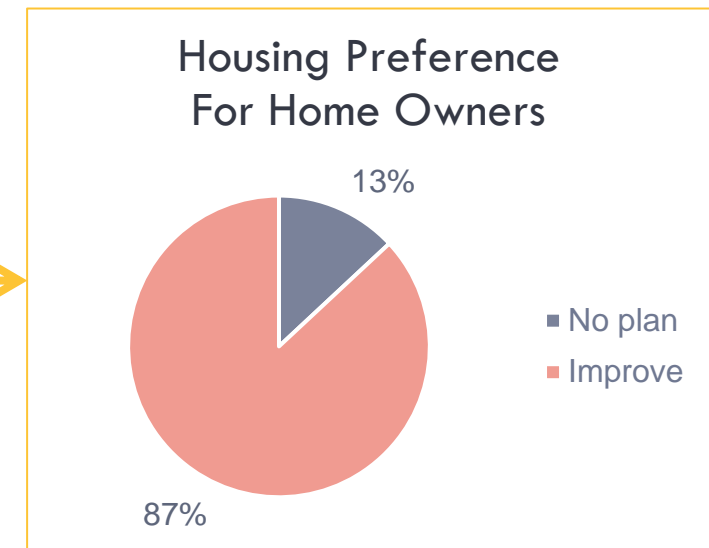
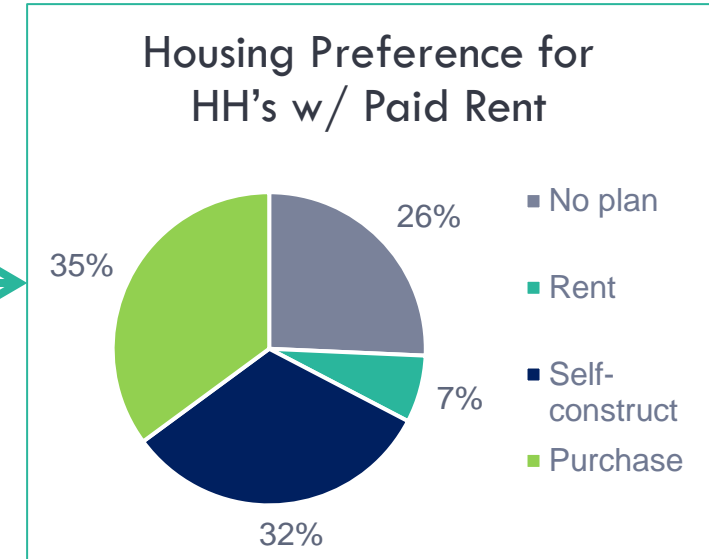
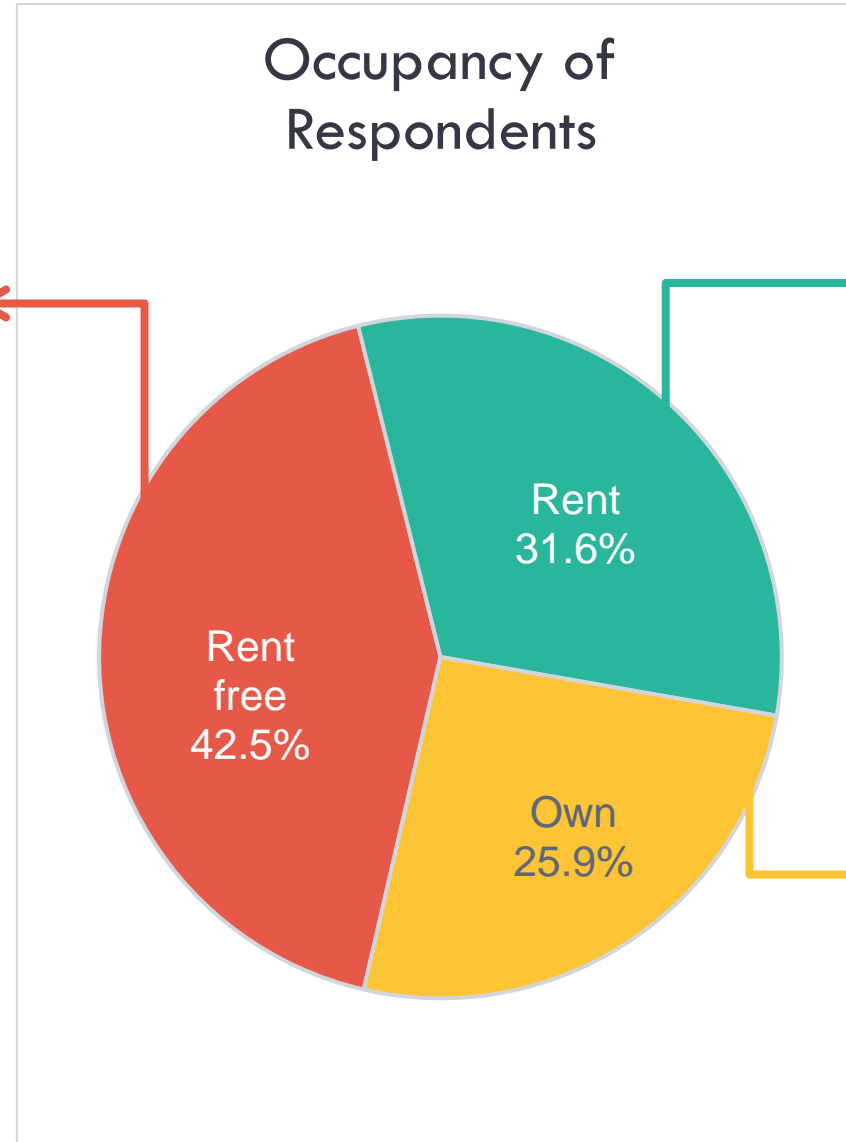
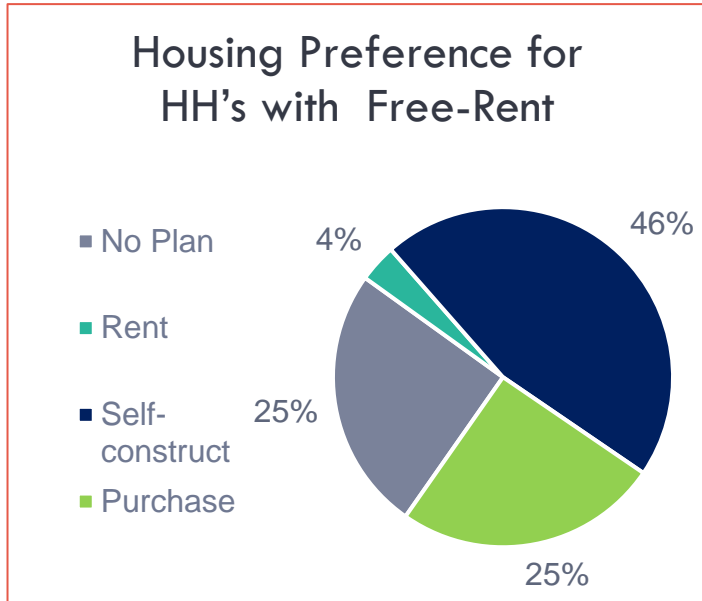
220,000
units per year

Years 2016-2019

Average Gol fiscal expenditures for housing (2018-2021):
USD 1.2 billion

Could be more efficient with
better targeting

Consumer Market Research: Huge demand for self-built housing and home upgrade

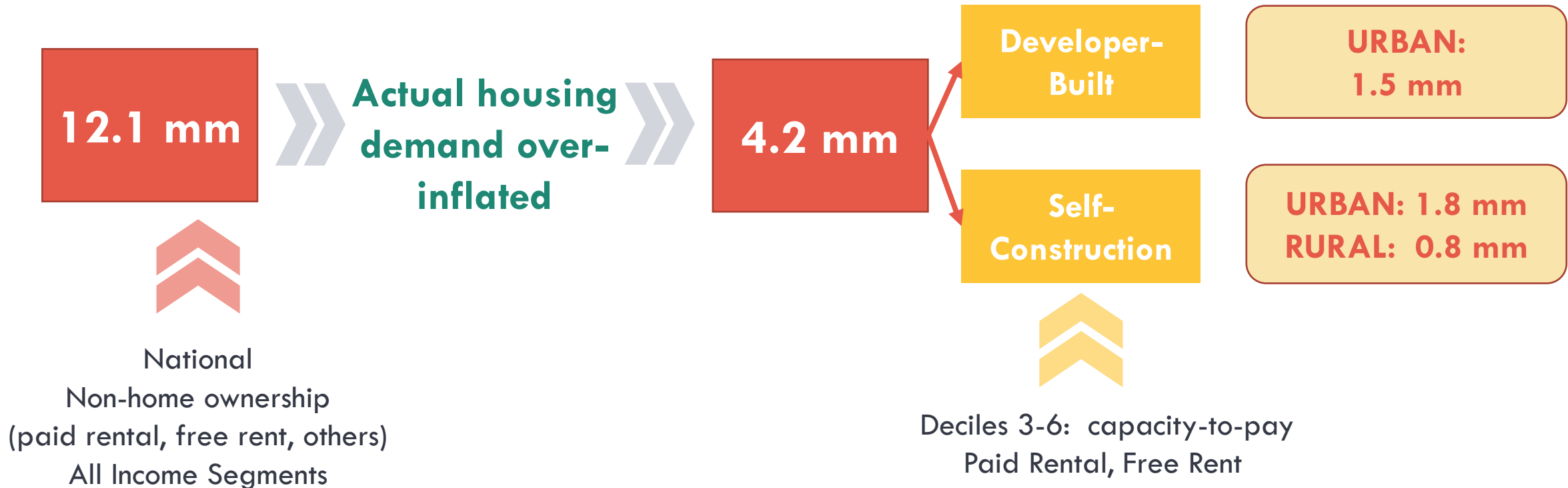


Source: Consumer Research, 2020
 Respondents: 25,546
 National Housing Board Study
 NAHP Component 3 Technical Assistance Activity

Actual housing demand for home ownership is ~35% of current Gol backlog target

Housing Backlog

Revised Housing Demand Backlog



Housing Real Estate Information System (HREIS)

ONE HOUSING DATA : Open-source housing data management and analytics



Source of Data

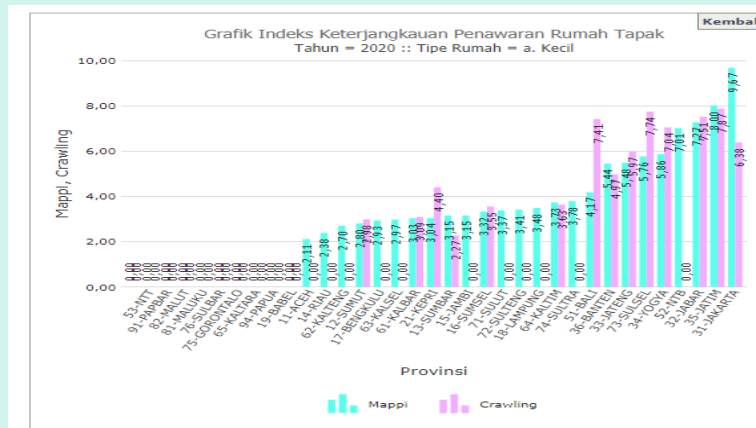
Ministries, NGOs,
private sector, Local
Governments, open-
source internet

Analysis

Ownership Backlog



Affordability Index



Sumber : Pengolahan Data MAPPi, btnproperti.co.id, rumah123.com & Susenas



Check out:

<https://hreis.pu.go.id/>

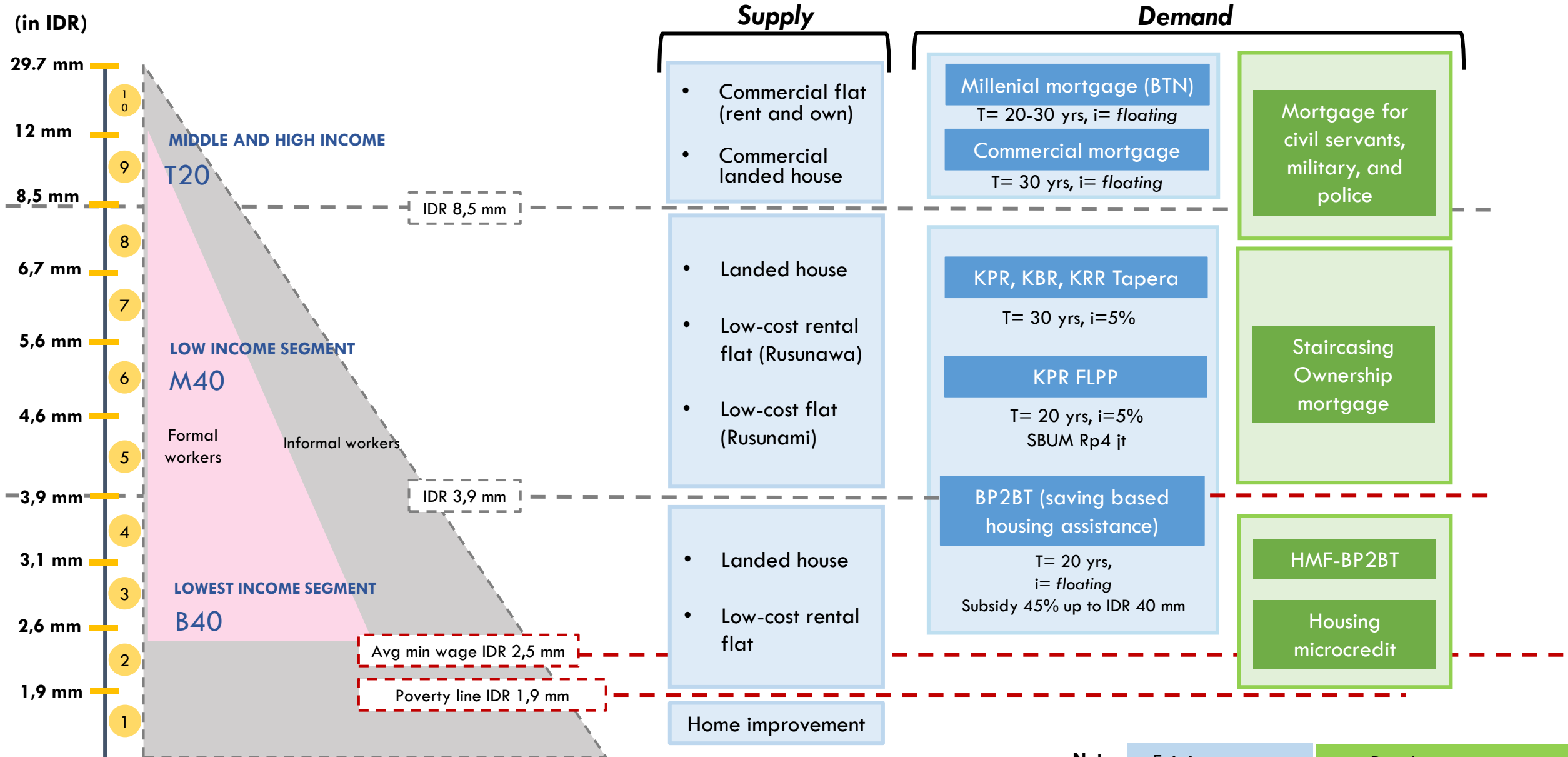
- Substandard housing
- One million housing program tracking
- Housing Density per 1000 inhabitant
- Housing Queue



Key to success

- Data transparency from stakeholders
- Continuity of data management

HREIS Drives Government Housing Program Development



Source: DGIF, MPWH

Annex

HREIS FINAL DELIVERABLES

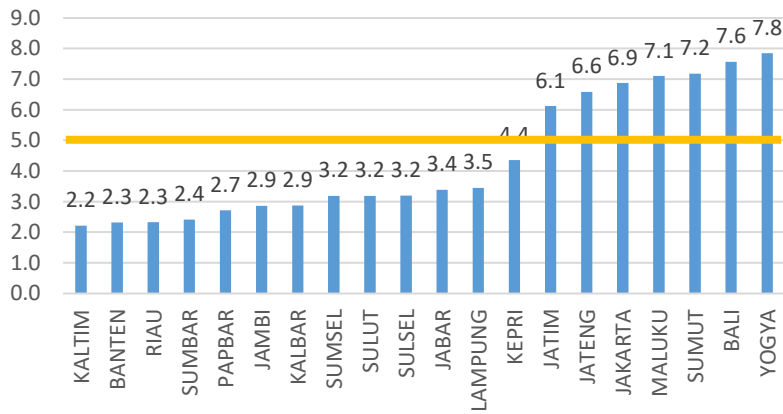
AFFORDABILITY INDEX

* Note:
— Affordability threshold

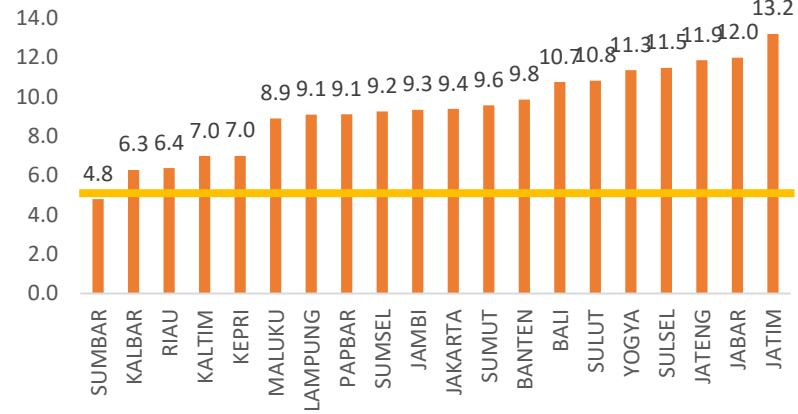
Value >5 is very unaffordable
 Value <3 is affordable

HREIS provide affordability index data for small, medium, and big houses

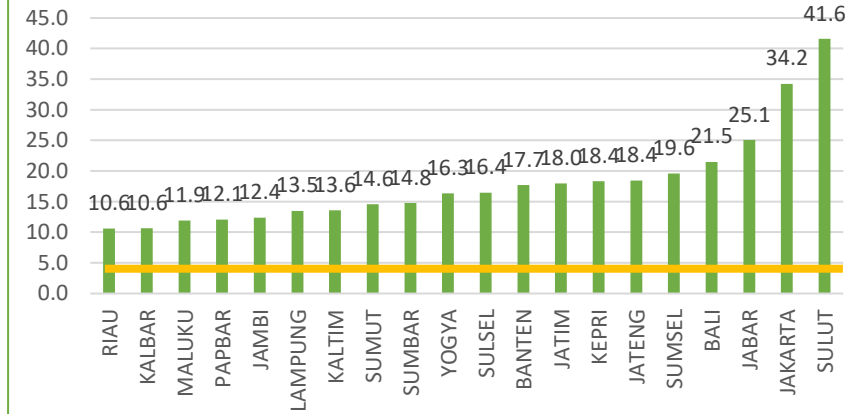
Small House Affordability Index



Medium House Affordability Index



Big House Affordability Index



Affordability index for small houses still acceptable.

Need more attention for some provinces that are unaffordable to ensure small housing is accessible for low-middle income.

Affordability index for medium and large houses are problematic.

Commercial housing market still needs to be managed through:

- **Match housing demand and supply**
- **Different financing scheme** to allow more people accessing mortgage
 - **Regulation** on speculation and vacant house