



Strategy for Urban Heritage Conservation in Depok City

Mustika Wijaya Rusadi*, M. Naufal Shidqi Laras, Khoirina Fajriani

Faculty of Science and Technology, Universitas Terbuka

*Corresponding author e-mail : mustikaqst@gmail.com

Abstract

Urban heritage conservation is an effort to preserve the existence and value of cultural heritage sites so that they remain intact and are not damaged or lost. The Depok Lama heritage area includes a number of historic buildings, such as houses left behind by Dutch families in Depok, old places of worship, and Christian mission schools established from the late 17th to early 20th centuries. In addition to the heritage buildings, several important sites are the result of conservation efforts by local communities and urban history enthusiasts. Heritage conservation in Depok Lama faces challenges in the form of land conversion, development pressure, and the lack of cultural heritage status for many old buildings. Therefore, this study aims to identify and develop appropriate heritage conservation strategies in Depok. Data collection was carried out in the Depok Lama area, namely along Jalan Pemuda and several places related to the development of the Depok Lama area, using the observation method. The data used consisted of spatial data, information from relevant stakeholders, and data from various literature studies. The study used a qualitative method with scoring related to the suitability of standards for 15 cultural heritage objects located in the Depok Lama area, followed by gap and SWOT analyses. The results of the study show that there are various potentials that can be developed along with strategies and recommendations that need to be carried out in conservation efforts, namely an integrated strategy based on the SWOT matrix for the Depok Lama cultural heritage area. From the findings of the study, it can also be concluded that there are various colonial-style cultural heritage buildings that are part of the heritage area and have high historical value. The Depok heritage area can become a new identity for this city and boost the economy of the surrounding area through the tourism and historical education sectors.

Keywords: Urban Heritage, Conservation Strategies, Cultural Heritage, Historical Buildings

1. Introduction

The Attention to the preservation of cultural heritage sites is increasing in Indonesia along with awareness of the importance of preserving the nation's historical and cultural identity. Cultural heritage sites serve as representations of historical heritage, lifestyles, and civilisations that developed from prehistoric times, through the era of kingdoms, to the colonial period. Old cities such as Jakarta, Semarang, Surabaya, and the Kraton Yogyakarta area are clear evidence of how historical areas not only hold symbolic value, but also have economic, social, and physical potential in urban development.

Old Depok is one of the historical urban areas that developed during the Dutch colonial period. The identity of this area is reflected in its spatial layout, settlements, and colonial-style buildings, which are its hallmarks. Although known as a colonial city, the indigenous people of Depok at that time had adopted the colonial lifestyle and culture as part of their local identity. However, over time, many historical relics in the Depok Lama area have deteriorated due to the continuous and uncontrolled expansion of the city. According to Budihardjo (1989), ancient historical buildings have various important aspects, such as economic aspects, namely their



potential to attract tourists. From a socio-cultural aspect, the preservation of ancient historical buildings will foster a close bond between the present and the past and create a sense of pride. From a physical perspective, the existence of ancient historical buildings enriches the environment and creates a distinctive, unique and characterful city identity.

The Depok sub-district, also known as Depok Lama, is a residential area that has developed rapidly since the colonial era (Mudaryanti, 2016). Long before Indonesia's independence, Old Depok had existed as a typical Dutch colonial town. The rapid growth of Depok City since its establishment as an administrative city in 1981 and a municipality in 1999 has accelerated the transformation of urban space. New areas such as Depok Baru and Grand Depok City have become centres of modern growth that are slowly shifting the existence of Depok Lama. This development shows the dilemma between urban modernisation and the preservation of historical heritage. Without proper intervention, Old Depok's existence as a cultural heritage area is at risk of being eroded by development.

In Regulatory-wise, Law No. 11 of 2010 on Cultural Heritage emphasises the importance of protecting and preserving historical areas. However, several relics in Depok Lama have not been fully identified and designated as cultural heritage. This condition shows a gap between the historical potential and the available legal protection and conservation efforts. Therefore, a management and conservation strategy is needed that can integrate preservation interests with the needs of modern urban development.

This study focuses on efforts to develop a conservation strategy for urban heritage areas in the city of Depok, particularly Depok Lama. Through analysis of the condition of the area, development dynamics, and existing regulations, this research is expected to contribute to the formulation of policy recommendations and preservation initiatives. Thus, the preservation of Old Depok not only preserves local historical heritage, but also strengthens the city's identity and provides added value to the community in the modern era.

2. Research Method

Based on the existing background, the Heritage Area Conservation Strategy in the Old Depok area was carried out using qualitative research methods that would produce information data which was then analysed in a descriptive form. Descriptive qualitative methods were used to solve current problems. In general, descriptive research is narrative in nature and interprets existing data (Surakhmad, 1998). The methods used in this study were intended to obtain information about various cultural heritage sites in the Old Depok area. The data collection techniques used in this study were observation, interviews, and documentation. Observations were conducted to examine the existing conditions of the ancient historical buildings there, including documentation. Structured interviews were also conducted to confirm the conditions of the Old Depok area in the past and present. Several parties were consulted to obtain information, such as YLCC and the Depok city government. This was done to obtain ideal conditions from the existing conditions that were already known, such as the environment, socio-culture, and infrastructure.

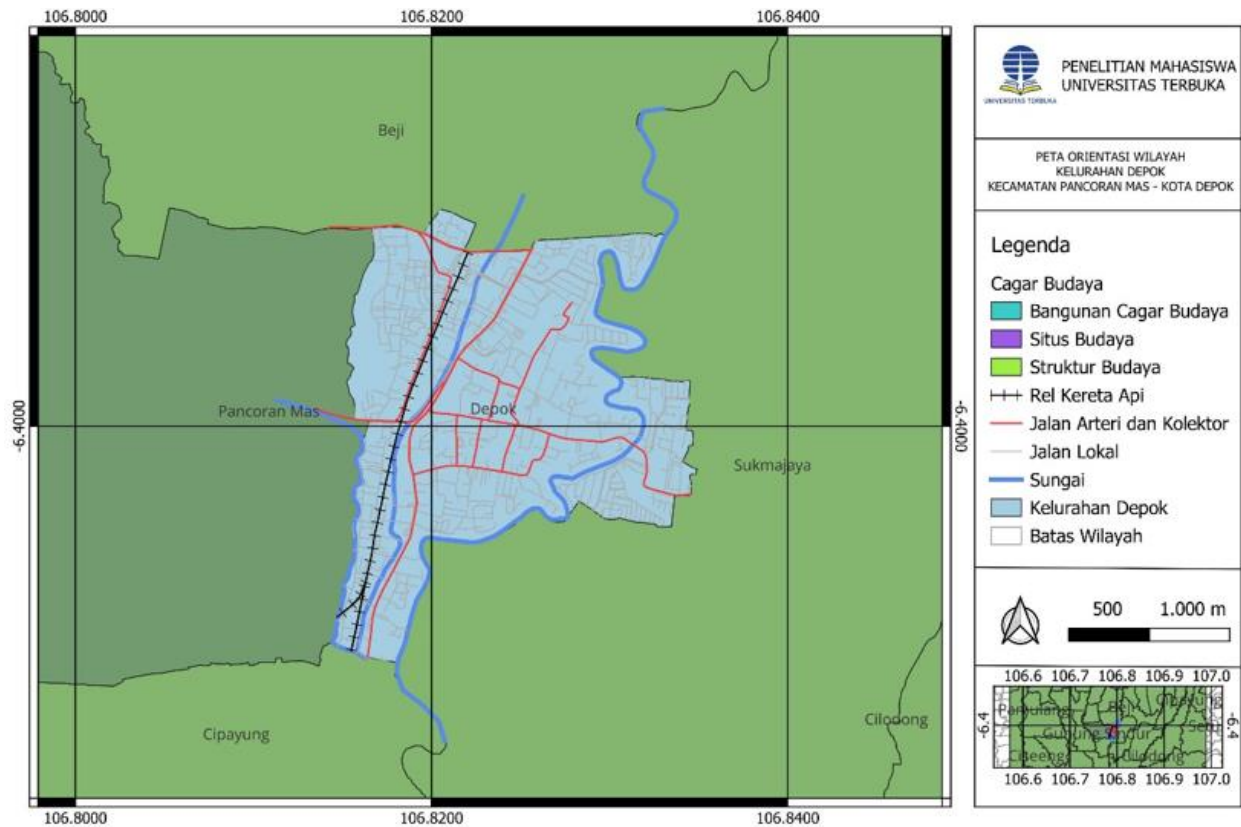


Figure 1. Orientation Map of Depok Subdistrict

3. Results and Discussions

The preservation of the Depok Lama cultural heritage area is a strategic policy for the cultural development of Depok City. Through the development of this area, a new identity that has long been buried can be revived. Quoting our source, Oma Susan: ‘Depok Lama is a sign of the progress of Depok’s civilisation,’ where the people of Depok are indigenous people who gained independence from the Dutch earlier than others. They are referred to as the Dutch people of Depok, characterised by their Dutch influence. The settlements of the Dutch people of Depok were located on the banks of the Ciliwung River, a strategically important location that became the foundation for the centre of Depok City today.

Depok Lama was the first settlement to be established in this area. Before the Dutch East India Company (VOC) arrived in the archipelago, this area was part of the Sunda Padjajaran kingdom. Its location was right in the middle between the capital of Pakuan Padjajaran in the south and the port city of Sunda Kelapa in the north (Ekadjati 2005, 47). The arrival of the Dutch in Sunda Kelapa in 1619 and their leasing of these lands under a VOC employee named Cornelis Chastelin, as well as bringing slaves from all over the archipelago to manage these lands (Widjaja 2017, 112; Wibowo 2014, 65). This event became an important milestone in Dutch influence and the spread of Christianity in the Depok Lama area.

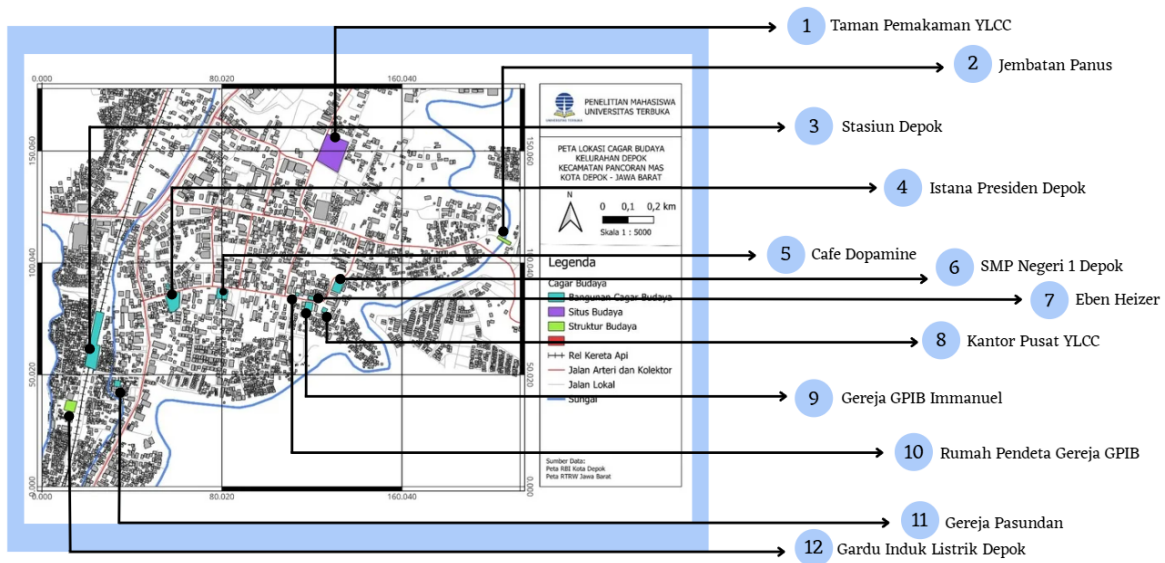


Figure 2. Map of the Distribution of Buildings/Cultural Heritage Sites in Old Depok

The Depok Lama area still has a strong Dutch influence, marked by buildings in the Indies style (Handinoto 1996, 213). Some of these Indies-style buildings have been designated as Cultural Heritage Sites. The designation of cultural heritage buildings requires special handling and is of significant historical value. The collection of buildings and cultural heritage sites in close proximity to one another makes this area a cultural heritage site. According to Wibowo (2014), cultural heritage objects are relics from certain communities that have important value because they can indicate the level of civilisation. Therefore, they need to be preserved so that their existence can be passed on to future generations.

3.1. The Compliance of Existing Conditions with Standard Requirements

According to Government Regulation No. 1 of 2022 concerning the National Register and Preservation of Cultural Heritage, a cultural heritage area is a geographical unit that has two or more cultural heritage sites that are located close to each other and/or display distinctive spatial characteristics. The management of cultural heritage areas is carried out through planning, implementation, and supervision activities. Planning activities include conducting an inventory of the area's potential and preparing a management plan. Implementation activities include protection, development, and utilisation. Monitoring activities are carried out routinely once a year or as needed.

Government Regulation No. 1 of 2022 also covers the management of areas by management bodies or authorities. This Management Agency is formed and appointed by the Minister, Governor or Regent/Mayor or customary law community. In implementing the Management of Cultural Heritage Areas, the management agency coordinates with relevant ministries/institutions, regional apparatus organisations that administer regional government



affairs in the field of culture at the provincial level, and/or regional apparatus organisations that administer regional government affairs in the field of culture at the regency/city level.

A cultural heritage area is a geographical unit that has two or more cultural heritage sites that are located close to each other and/or display distinctive spatial characteristics. In the preservation of cultural heritage, particularly cultural heritage buildings that are also included in cultural heritage sites, there are requirements that must be met in order to fulfil certain criteria. Every cultural heritage building must meet administrative and technical requirements (Permen PUPR No. 1/2015).

Table 1. Administrative and Technical Requirements for Cultural Heritage Buildings

1		
Administrative Requirements		
1.1	Building Status	The designation of a building as a cultural heritage building shall be carried out in accordance with the provisions of cultural heritage legislation
1.2	Ownership Status	Ownership status includes the ownership of land and the ownership of the cultural heritage building, as issued by the authorized institution.
1.3	Permits	Permits include Building Construction Permits (IMB) or modifications of such permits issued by the municipal/regency government, the provincial government for DKI Jakarta, or the Minister for cultural heritage buildings with special functions.
2		
Technical Requirements		
2.1	Building Layout Requirements	Building layout requirements apply in cases where a preserved cultural heritage building undergoes changes in function, form, physical character, and/or additional building structures. These requirements include: A. Designation and intensity of the building; B. Architecture of the building; C. Environmental impact control.
2.2	Reliability Requirements of the Building	Reliability requirements for cultural heritage buildings cover aspects of: A. Architecture; B. Structure; C. Utilities; D. Accessibility; E. Existence and significance of cultural heritage.
2.21	Safety	Safety requirements consist of: A. Structural components must ensure the ability of the building to withstand loads, prevent and mitigate fire hazards, lightning, and natural disasters; B. The use of original combustible materials must receive specific treatment (fire retardant treatment); C. The use of new materials must be non-combustible.



2.22	Health	Health requirements consist of: A. Ventilation, lighting, and sanitation systems must ensure compliance with health standards; B. The use of materials must comply with health requirements.
2.23	Comfort	Comfort requirements consist of: A. Space and circulation standards; B. Indoor air conditions; C. Visual aspects; D. Vibration levels; E. Noise levels.
2.24	Accessibility	Accessibility requirements include fulfilling access to, from, and within the building, along with supporting facilities and infrastructure.

2.3 Preservation Requirements

2.31	Existence of the Cultural Heritage Building	The existence of the cultural heritage building must be ensured as a unique, rare, limited, and irreplaceable cultural resource.
2.32	Significance of the Cultural Heritage Building	The significance of the cultural heritage building must ensure the realization of its meaning and importance, covering architectural style, construction techniques, history, science, education, religion, and/or culture, as well as cultural values that strengthen national identity.

Cultural heritage buildings (BCB) in Depok City are in varying physical conditions, most of which are well maintained but some require special attention. Administratively, all objects have been designated as city-level BCBs and have clear ownership. The majority of buildings have also obtained building permits (IMB) and enjoy tax incentives as part of preservation efforts.

From a technical perspective, several buildings, such as the YLCC Building and the GPIB Immanuel Church, have met safety, comfort, and accessibility standards. However, objects such as the Harapan Hospital and the Telephone Pole have not fully met technical requirements, particularly in terms of safety. This indicates the need for more targeted and sustainable conservation interventions. Functional adaptation is one strategy that has been successfully implemented in several buildings, such as Cafe Dopamine and the Post Office. These buildings have successfully adapted to contemporary needs without sacrificing their historical value. This approach demonstrates the economic and social potential of preserving cultural heritage buildings.

The main challenges in conservation also stem from the environmental conditions surrounding the buildings, such as the wild vegetation on the Panus Bridge. In addition, the existence of buildings that are still in use, such as the Old Depok Electricity Substation, requires a careful conservation approach. The balance between preservation, function, and public safety is an important aspect that cannot be ignored. Based on these findings, conservation strategies must be specifically designed according to the conditions and characteristics of each object. Well-



maintained buildings can be focused on educational use and the development of cultural tourism potential. Meanwhile, objects that do not yet meet technical standards need to be prioritised in rehabilitation and revitalisation programmes.

Cooperation between the government, managers, and the community is key to the success of long-term conservation. Without the active participation of all parties, the preservation of cultural heritage buildings risks becoming an unsustainable sectoral initiative. Therefore, a participatory approach and inclusive policies must be the main foundation of conservation strategies in Depok City.

3.2. The Compliance of Cultural Heritage Buildings with Standard Requirements

All cultural heritage buildings (BCB) in Depok City have met the formal legal requirements based on the Cultural Heritage Law and Minister of Public Works and Public Housing Regulation No. 1/2015. All objects are more than 50 years old and have historical, cultural or scientific value. This places them in the category of objects that are worthy of legal protection and preservation. The majority of structures are in good condition, such as the GPIB Immanuel Church, the Pastor's House, the Eben Haezer Building, and SMP Negeri 1 Depok. These buildings are also still actively functioning, so their preservation not only maintains their physical condition but also their socio-cultural continuity.

Sustainable adaptive functions are key to maintaining the relevance and existence of BCBs amid urban development. Several objects demonstrate successful functional adaptation without sacrificing architectural authenticity, such as Cafe Dopamine (formerly SDN Pancoran Mas 2) and the Cornelis Chastelein Foundation Office (YLCC). Both buildings retain their original elements—from structure to architectural details—while adapting to modern commercial needs. This model can be used as a best practice in community-based conservation and creative economy strategies. However, there are also buildings that require serious attention, such as Harapan Hospital (formerly the Depok Presidential Palace). Despite its high historical value, this building appears to be poorly maintained and its function as a hospital is not optimal.

The recommendation to convert the building into a museum or historical education centre is a potential solution to revive its usefulness. Historical infrastructure such as the Panus Bridge and Telephone Pole also have great potential as cultural heritage objects. Both are still standing strong and have historical value in terms of technology and transportation in Old Depok. However, their preservation requires a special approach given that their functions are no longer primary, making education and historical interpretation important.

Private ownership, such as the Last President's House in Depok, presents challenges for non-governmental conservation. Although the building is well maintained, formal protection through BCB designation requires a persuasive approach and incentives. Programmes such as maintenance assistance, BCB labelling, and owner involvement in educational activities can promote conservation awareness. The conclusion of these findings emphasises the importance of a differentiated approach in conservation strategies. Well-maintained and functional buildings can



be focused on promotion, education, and cultural tourism development. Meanwhile, abandoned or non-functional objects require intervention in the form of restoration, conversion, or incentive policies.

<p>The office of Yayasan Cornelis Chastelein (YLCC)</p>	<p>Dopamine Cafe</p>

Conservation strategies must be based on mapping conditions, functions, and ownership, involving all stakeholders. Without the active participation of the government, community, and managers, BCB preservation risks becoming a sporadic and unsustainable initiative. Therefore, the integration of policy, education, and local empowerment is the main foundation for the success of cultural heritage conservation in Depok City.

3.3. Scoring Analysis

Based on Minister of Public Works and Public Housing Regulation No. 1 of 2015 concerning Requirements for Preserved Cultural Heritage Buildings, there are two types of requirements to meet cultural heritage standards, namely administrative requirements and technical requirements. Administrative requirements cover three main aspects with a total score of 3 points. First, building status (score 1), which is the designation of a building as a cultural heritage site in accordance with legal provisions. Second, ownership status (score 1), which emphasises the certainty of the status of the land and building with official documents. Third, licensing (score 1), in the form of a building permit (IMB) or similar permit issued by the competent authority, either the local government or the ministry.

The technical requirements have a higher total score of 21 points, as they concern the physical condition and sustainability of the function of cultural heritage buildings. In this section, building layout requirements are given a score of 3 points. The aspects considered include the



purpose and intensity of the building, architecture, and environmental impact control, especially in the event of a change in function or physical additions. In addition, building reliability requirements receive a score of 5 points, which covers aspects of architecture, structure, utilities, accessibility, and the existence and importance of cultural heritage. Still within the scope of reliability, there are technical details related to safety (score 3), which emphasise sturdy structures, protection against fire hazards, and the use of safe materials. Health (score of 2) regulates aspects of ventilation, lighting, sanitation, and materials that are not harmful to health. Meanwhile, comfort (score of 5) is an important point, covering the provision of space for movement, air quality, views, vibration levels, and noise levels.

The final aspect is ease of use (score 2), which relates to the accessibility of connections between spaces, access to/from the building, and supporting facilities. Finally, preservation requirements receive a score of 2 points. These requirements are divided into the existence of cultural heritage buildings (score 1), which ensures that the building has historical, scientific, educational, religious, or cultural value. Then there is the importance of cultural heritage (score 1), which emphasises the importance of aesthetics, uniqueness, and architectural characteristics that must be preserved. When all administrative and technical aspects are added up, the total score is 24 points. This score reflects the feasibility and commitment to preserving heritage buildings in accordance with national regulatory standards.

Table 2. Ideal Scoring in Administrative and Technical Requirements Cultural Heritage Buildings

Requirements	Category	Score
Administrative	Building Status	1
	Ownership Status	1
	Permits	1
Technical	Building Layout Requirements	3
	Reliability Requirements of the Building	5
	Safety	3
	Health	2
	Comfort	5
	Accessibility	1
	Preservation Requirements: Existence of the Cultural Heritage Building	1



Requirements	Category	Score
	Preservation Requirements: Significance of the Cultural Heritage Building	1
Total		24

Based on the results of a scoring analysis of a number of cultural heritage buildings in the city of Depok, according to Permen PUPR No. 1 of 2015, variations in achievement were found, showing different levels of ideality. Buildings in the excellent category, such as SMP Negeri 1 Depok and the GPIB Immanuel Church, each scored 24 points. In both cases, the administrative requirements were fully met (3 points), the building layout was in accordance with conservation principles (3 points), reliability was optimal (5 points), and comfort was very high (5 points). Safety aspects (3 points) were also sufficiently guaranteed, although fire mitigation still needed to be strengthened. The health aspect scored 2, indicating that basic facilities are available but not yet ideal, while accessibility scored only 1, indicating that accessibility is still limited. In terms of preservation, a score of 1 for existence and a score of 1 for importance confirms the formal recognition and historical significance of the buildings. Thus, these two buildings can be categorised as representing the most ideal conditions among the others.

Next, the good category is represented by buildings with scores between 21 and 22 points, such as the YLCC Building (22 points), Café Dopamine/Formal Pancoran Mas Elementary School (22 points), Pasundan Church/Formal Depok Seminary (21 points), and the Eben Haezer Building (21 points). All of them have fulfilled the administrative aspects (3 points) well, but there are still variations in the technical aspects. The building layout generally has a value of 2, indicating that the function, layout, and architecture still need improvement. Reliability achieved a high score of 4 to 5, showing that the condition of the structure and utilities is still solid. Safety scored 2–3, meaning that basic standards are in place, but fire protection and risk mitigation are not yet optimal. The health aspect scored an average of 2, indicating that ventilation and sanitation are available but not yet optimal. Comfort is relatively high, ranging from 3 to 4, indicating that the quality of the space is quite good. Accessibility is only 1, confirming limited accessibility. In the preservation category, the scores for existence and importance are 1 each, indicating that formal recognition exists but documentation and preservation strategies still need to be strengthened.

Meanwhile, the category of fairly good is represented by Depok Lama Station (20 points), the GPIB Immanuel Pastor's House (19 points), and the Depok Lama Electricity Substation (18 points). All three have fulfilled the administrative aspects (3 points), but the technical aspects vary with a number of weaknesses. The building layout scored 2–3, indicating that the spatial arrangement exists but is not yet fully in line with conservation principles. Reliability scored around 3, showing that the structure and utilities are still functional but not optimally so. Safety scored 2–3, meaning that basic standards are in place but the risk of fire and disaster remains high. The health aspect scored only 1–2, indicating that ventilation and sanitation are inadequate.



Comfort is rated 2–4, indicating that the spatial experience is relatively good but not consistent. Accessibility is rated 1, indicating limited accessibility. Meanwhile, preservation remains rated 1–1, confirming that formal recognition exists but its importance still needs to be reinforced through documentation and adaptive strategies.

The low category is represented by Harapan Hospital/Formal Presidential Palace (16 points), Depok Presidential House (15 points), and Post, Telephone and Telegraph Office/PTT (13 points). In the case of Depok Presidential House, even the administrative aspect scored 0, indicating a lack of clarity regarding its status, ownership and licensing. The other two buildings scored 3 for administration. In terms of technical aspects, all three buildings show serious weaknesses: building layout is only valued at 1–2, reliability at 3, safety at 1–2, health at 0–1, comfort at 0–4, and accessibility at 1. This shows that although some buildings are still able to provide a decent spatial experience, the majority of aspects are far from ideal, especially in terms of health and safety. In terms of preservation, the existence and importance scores remained at 1–1, indicating formal recognition exists, but utilisation and preservation strategies are still minimal. With these results, this low category emphasises the need for comprehensive conservation so that buildings not only survive physically, but also function in accordance with their historical value.

Table 3. Scoring Results for Administrative and Technical Requirements for Cultural Heritage Buildings in Depok Lama

Category	Score Range	Number of Objects	Percentage (%)	List of Objects
High	≥ 21	6 Objects	40	<ol style="list-style-type: none"> 1. SMP Negeri 1 Depok (24) 2. GPIB Immanuel Church Depok (24) 3. YLCC Office Building (22) 4. Café Dopamine 5. Eben Haezer Building (21) 6. Pasundan Church / Former Seminary Depok (21)
Medium	18 – 20	3 Objects	20	<ol style="list-style-type: none"> 1. Depok Lama Station (18) 2. GPIB Immanuel Church Pastor's House (17) 3. Depok Lama Electric Substation (16)
Low	< 18	3 Objects	20	<ol style="list-style-type: none"> 1. Harapan Hospital (14) 2. Presidential House (13) 3. Post & Telegraph Office (11)



Category	Score Range	Number of Objects	Percentage (%)	List of Objects
No Score	-	3 Objects	20	<ol style="list-style-type: none"> 1. Panus Bridge 2. YLCC Christian Cemetery 3. Old Depok Telephone Pole

3.4. SWOT Analysis and Recommendations for Conservation Strategies for Cultural Heritage Sites in Depok City

The Depok Lama Area, which developed in the early 18th century, has high historical and cultural value as the former site of the Dutch colonial Gemeente Bestuur. Uniquely, its inhabitants were not Dutch, but rather various indigenous peoples of the archipelago who were brought there as slaves and later freed by Cornelis Chastelein. This situation has given the area a strong colonial cultural heritage, while still maintaining its local identity. Based on a SWOT analysis, the main strengths of this area are its high historical and cultural value, its legal protection status under the Cultural Heritage Law, and the physical condition of most of the buildings, which are still well maintained and functional. In addition, the diversity of cultural heritage objects—ranging from churches, schools, and residences to infrastructure such as bridges and telephone poles—gives the city a distinctive heritage character and potential to be developed as a heritage area.

Table 4. SWOT Analysis Results

SWOT Analysis	
<p>STRENGTHS</p> <ol style="list-style-type: none"> 1. High historical and cultural value. 2. Legal protection status under the Cultural Heritage Law. 3. Relatively well-maintained condition and still retaining the same spatial pattern/landscape. 4. Existence of cultural heritage objects such as old buildings and historical urban areas. 5. Several cultural heritage sites still function according to their original designation. 	<p>WEAKNESS</p> <ol style="list-style-type: none"> 1. Poor physical condition and lack of maintenance in certain cultural heritage objects. 2. Lack of documentation and inadequate signage/information boards. 3. Certain cultural heritage zones are surrounded by modern buildings, reducing the authenticity of the area. 4. Limited access to some cultural heritage sites, as several are privately owned and not open to the public.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none"> 1. Development of cultural heritage areas as heritage-based tourism. 2. Multidisciplinary and cross-sector collaboration in managing cultural heritage areas. 3. Utilization of digital technology such as virtual tours, digital maps, and heritage archives. 4. Reference for future cultural heritage development programs. 	<p>THREATS</p> <ol style="list-style-type: none"> 1. Land function shifts and commercialization. 2. Pressure from modernization and urban development. 3. Environmental pollution and lack of maintenance. 4. Low public awareness and concern regarding cultural heritage. 5. Limited funding.



However, there are several weaknesses that need to be addressed immediately, such as the poor physical condition of some buildings due to lack of maintenance, lack of documentation and visual information (information boards), and limited public access because some of the buildings are privately owned. Spatial changes in the rapidly developing surrounding area also threaten the visual and historical integrity of the area. On the other hand, emerging opportunities, such as interest in heritage tourism, cross-sector collaboration, the use of digital technology, and the availability of funding for cultural programmes, open up great opportunities for the sustainable development of this area.

The main challenges come from threats in the form of uncontrolled land conversion and commercialisation, modernisation pressures, environmental damage, low public awareness, and limited funding. Therefore, conservation strategies must be designed in an integrated manner by strengthening existing strengths, overcoming structural weaknesses, taking advantage of external opportunities, and anticipating short- and long-term threats. The SWOT matrix approach produces four strategic directions: (1) maximising strengths to capture opportunities (S-O), (2) minimising weaknesses by exploiting opportunities (W-O), (3) exploiting strengths to counter threats (S-T), and (4) reducing weaknesses and avoiding threats (W-T).

Table 5. Strategies in SWOT Analysis

Matriks SWOT	STRENGTHS	WEAKNESS
	<ol style="list-style-type: none"> 1. High historical and cultural value. 2. Legal protection status under the Cultural Heritage Law. 3. Relatively well-maintained condition and still retaining the same spatial/landscape pattern. 4. Existence of cultural heritage objects such as old buildings and historical urban areas. 5. Several cultural heritage sites still function according to their original designation. 	<ol style="list-style-type: none"> 1. Poor physical condition and lack of maintenance in certain cultural heritage objects. 2. Lack of documentation and inadequate signage/information boards. 3. Certain cultural heritage zones are surrounded by modern buildings, reducing authenticity. 4. Limited public access to several cultural heritage sites.
OPPORTUNITIES	Strategy S - O	Strategy W - O
<ol style="list-style-type: none"> 1. Development of cultural heritage areas as heritage-based tourism. 2. Multidisciplinary and cross-sector collaboration in managing cultural heritage areas. 3. Utilization of digital technology such as virtual 	<ol style="list-style-type: none"> 1. Develop heritage tourism programs such as Depok Heritage Trail. 2. Organize cultural and educational festivals in heritage areas. 3. Develop digital-based tourism (virtual tours, heritage digital maps, heritage archive apps). 	<ol style="list-style-type: none"> 1. Carry out conservation and revitalization of vulnerable cultural heritage sites. 2. Improve documentation and signage for cultural heritage buildings.



<p>tours, digital maps, and heritage archives.</p> <p>4. Reference for future cultural heritage development programs.</p> <p>THREATS</p> <ol style="list-style-type: none"> 1. Land-use changes and commercialization. 2. Pressure from modernization and urban development. 3. Environmental pollution and lack of maintenance. 4. Low public awareness and concern regarding cultural heritage. 5. Limited funding. 	<p>Strategi S - T</p> <ol style="list-style-type: none"> 1. Raise public awareness and education about the importance of preserving heritage areas. 2. Increase collaboration with communities and educational institutions to protect cultural heritage. 3. Maintain cultural heritage sites that are still functioning. 	<p>Strategi W - T</p> <ol style="list-style-type: none"> 1. Prevent land conversion and commercialization in heritage areas through spatial planning regulations. 2. Increase funding sources and conduct restoration of vulnerable cultural heritage buildings. 3. Organize training and workshops on cultural heritage conservation techniques to reduce the risk of fragile buildings.
---	--	--

Then, the conservation of the Depok Lama cultural heritage area can no longer be carried out in a sectoral or reactive manner, but must become a collective agenda involving the government, community, academics, and the private sector. Only through evidence-based, participatory, and sustainable strategies can this colonial-indigenous cultural heritage remain alive, relevant, and beneficial—both as the identity of Depok residents and as a national cultural asset.

The SWOT matrix approach produced four integrated conservation strategy directions, namely the S-O (Strength-Opportunities) Strategy, the W-O (Weakness-Opportunities) Strategy, the S-T (Strength-Threats) Strategy, and the W-T (Weakness-Threats) Strategy. All four are designed to ensure that the internal strengths of the Old Depok area are maximised to respond to external opportunities, while overcoming structural weaknesses and anticipating various threats that could disrupt the preservation of cultural heritage.

The S-O strategy focuses on optimising the historical value and physical condition of relatively well-maintained buildings to capture opportunities for heritage-based tourism development. Its implementation includes the development of a digital Heritage Trail based on augmented reality, the organisation of annual cultural festivals, and the use of crowd-funding platforms as an alternative source of funding. This strategy not only improves information accessibility and tourist appeal, but also strengthens the identity of the area through innovative and participatory historical narratives.

The W-O strategy aims to reduce internal weaknesses, such as the lack of visual information and documentation, by utilising opportunities for multisectoral collaboration and digital technology. Programmes such as the installation of uniform information boards, the implementation of educational workshops for building owners, and community-based documentation movements are expected to increase historical literacy and the community's



capacity to maintain heritage buildings. This strategy also plays an important role in building a sense of ownership of cultural heritage.

The S-T strategy utilises the strengths of legal protection status and the physical condition of buildings to withstand threats such as conversion and the pressures of modernisation. Measures taken include the establishment of special zoning maps in spatial planning regulations, the provision of tax incentives for owners who comply with conservation requirements, and the formation of digital application-based patrol teams. This strategy emphasises the importance of strengthening policies and law enforcement in maintaining the integrity of the area from inappropriate interventions.

The W-T strategy is designed to reduce weaknesses and avoid long-term threats, such as structural damage and lack of public awareness. Its implementation includes the establishment of a revolving fund scheme for the restoration of critical buildings, certification training for heritage craftsmen, and the provision of microinsurance for historic buildings. This strategy demonstrates a sustainable preventive and restorative approach to ensure that cultural heritage is not only physically preserved, but also maintains its function and meaning in the lives of the community.

Table 6. Grouping of Strategies and Recommendations

Strategy Direction	Specific Strategy	Term	Recommended Stakeholders
S-O (Strength- Opportunities)	Develop existing cultural programs such as the Heritage Trail by Disporiyata Depok and local communities.	Medium Term	Disporiyata Depok, Local Communities, Academics (for digital content development)
	Organize educational tourism programs and cultural festivals in historic areas.	Short Term	Local Government (Disporiyata), Private Sector (event organizers), Local Communities
	Install information boards or signage.	Short Term	Local Government (Public Works Department), Private Building Owners
W-O (Weakness- Opportunities)	Conduct conservation and revitalization of endangered and neglected cultural heritage sites.	Medium Term	Central Government (Ministry of Education and Culture), Private Sector (funding), Academics (restoration techniques)
	Conduct outreach and workshops for cultural heritage building owners regarding preservation techniques.	Short Term	Local Communities, Academics, Disporiyata Depok
S-T (Strength-Threats)	Conduct outreach and enforce regulations in heritage areas.	Short Term	Local Government (Civil Service Police Unit), Local Communities



Strategy Direction	Specific Strategy	Term	Recommended Stakeholders
W-T (Weakness-Threats)	Provide tax incentives in accordance with existing regulations.	Long Term	Local Government (Tax Office), Ministry of Finance
	Involve local communities and residents as guardians and actors in cultural heritage preservation.	Long Term	Local Communities, Cultural NGOs, Private Building Owners
	Stop land-use changes and building conversions that are not in accordance with designated functions.	Medium Term	Local Government (Public Works Department), Civil Service Police Unit
	Conduct annual audits and restorations for repurposed buildings.	Medium Term	Academics (Cultural Heritage Expert Team), Private Sector (restoration contractors), Disporyata Depok
	Develop emergency response plans for fragile cultural heritage buildings.	Long Term	Local Government (Disaster Management Agency), Local Communities, Private Insurance

4. Conclusion

The Old Depok area is a valuable asset of Depok City, rich in historical, cultural, and architectural significance that dates back to the Dutch colonial period in the seventeenth century. This area has strong potential to become a new city identity as well as an economic driver through tourism and historical education. Nevertheless, its preservation faces serious challenges, including land-use changes, pressure from modern development, the absence of official cultural heritage status for several buildings, deteriorating physical conditions, and limited public access and documentation.

This study concludes that an integrated, participatory, and sustainable conservation strategy is urgently required. Such a strategy must involve all stakeholders, including government, community members, academics, and the private sector. Furthermore, conservation efforts should be designed based on the specific conditions of each cultural heritage object, which have been identified through scoring methods and SWOT analysis.

Based on the SWOT analysis, four main strategic directions are recommended. The first is the Strength-Opportunity (S-O) strategy, which focuses on developing educational tourism programs, such as digital heritage trails and cultural festivals, by capitalizing on the area's high historical value. The second is the Weakness-Opportunity (W-O) strategy, which emphasizes conserving and revitalizing neglected buildings while improving historical documentation and literacy through workshops and technological support.



The third strategy, Strength–Threat (S–T), highlights the importance of enforcing regulations and providing tax incentives to protect the area from conversion and modernization pressures. The fourth, Weakness–Threat (W–T), involves halting inappropriate functional changes and preparing emergency response and restoration plans for fragile buildings. Through these combined strategies, the successful preservation of Old Depok will not only safeguard local historical heritage but also strengthen city identity and generate socio-economic benefits for the community. Ultimately, cultural heritage conservation must become a collective agenda shared by all stakeholders, rather than the responsibility of only the government or the community.

References

- Absor, N. F., Santosa, Y. B. P., & Abdillah, N. R. (2022). Identifikasi cagar budaya di Kota Depok sebagai upaya dalam membangun kesadaran sejarah masyarakat. *Santhet (Jurnal Sejarah, Pendidikan, dan Humaniora)*, 6(2), 146–157. <https://doi.org/10.36526/santhet.v6i2.2122>
- Budihardjo, E., & Sidharta. (1989). *Konservasi lingkungan dan bangunan kuno bersejarah di Surakarta, Indonesia*. UGM Press.
- Budiyanto, A., & Arifin, H. S. N. (2014). *Pelestarian lanskap sejarah kawasan Depok Lama, Kota Depok* (Skripsi). Institut Pertanian Bogor.
- Ekadjati, E. S. (2005). *Kebudayaan Sunda: Suatu pendekatan sejarah*. Pustaka Jaya.
- Kementerian Kebudayaan. (2013). *Pedoman revitalisasi cagar budaya*. Kementerian Pendidikan dan Kebudayaan. <https://repositori.kemdikbud.go.id/23158/1/pedoman%20revitalisasi.pdf>
- Kendra, J. (2024). Revitalisasi kawasan bersejarah: Pendekatan desain untuk pelestarian dan pengembangan pariwisata. *Circle Archive*, 1(6).
- Keputusan Presiden Republik Indonesia Nomor 32 Tahun 1990 tentang Pengelolaan Kawasan Lindung.
- Lukman, A., Assilmi, G., & Imandiharja, I. N. (2019). Cultural heritage digitization in Indonesia: A new perspective on preserving Depok colonial heritage. *Kapata Arkeologi*, 15(1), 15–24. <https://doi.org/10.24832/kapata.v15i1.15-24>
- Mudaryanti, T. W. (2016). Dari Depok Lama ke Depok Baru: Berjuang menjadi kota, 1970an–1990an. *Sasdaya: Gajah Mada Journal of Humanities*, 1(1), 113–139. <https://jurnal.ugm.ac.id/sasdayajournal/article/view/17037/11175>
- Mutaqin, D. J., Muslim, M. B., & Rahayu, N. H. (2021). Analisis konsep forest city dalam rencana pembangunan ibu kota negara. *Bappenas Working Papers*, 4(1), 13–29. <https://doi.org/10.47266/bwp.v4i1.87>



- Panggabean, S. A. (2014). Perubahan fungsi dan struktur bangunan cagar budaya ditinjau dari perspektif undang-undang cagar budaya. *Pandecta Research Law Journal*, 9(2), 173–185. <http://journal.unnes.ac.id/nju/pandecta/article/view/3443>
- Peraturan Menteri PUPR Republik Indonesia Nomor 1 Tahun 2015 tentang Bangunan Gedung Cagar Budaya yang Dilestarikan.
- Peraturan Pemerintah Republik Indonesia Nomor 1 Tahun 2022 tentang Register Nasional dan Pelestarian Cagar Budaya.
- Undang-Undang Republik Indonesia Nomor 11 Tahun 2010 tentang Cagar Budaya.
- Widjaja, E. (2017). *Depok tempo doeloe: Sejarah yang terlupakan*. Komunitas Depok Heritage.
- Wibowo, I. (2014). *Sejarah Depok Lama: Warisan kolonial dan perkembangan kota*. Balai Kajian Sejarah dan Nilai Tradisional.
- Wulan. (2018). *Digitalisasi Depok Lama: Sejarah, peristiwa, dan tinggalan materinya*. Penerbit Leutik. https://www.researchgate.net/publication/340174928_Digitalisasi_Depok_Lama_Sejarah_Peristiwa_dan_Tinggalan_Materinya