Indonesia's Emerging Housing Crisis: Assessing the Potential of Vertical Housing

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Abstract

Indonesia faces an emerging housing crisis driven by rapid urbanization, limited urban land, rising property prices, and socioeconomic inequality. Access to adequate and affordable housing is becoming increasingly difficult, particularly for low-income households and younger generations. This paper reviews the literature on vertical housing as a social policy response to this crisis, with a focus on housing affordability and social inequality. Using a qualitative literature-based assessment (narrative review), we synthesized academic studies, policy documents, government reports, and official statistics from Indonesia, together with comparative cases from Singapore, Japan, and Pakistan. The evidence was categorized into four dimensions: land need and scarcity, affordability, socio-cultural acceptance, and regulatory and infrastructure readiness. Each dimension was then rated qualitatively for its potential. The findings indicate that the potential of vertical housing is high in terms of land scarcity, medium in terms of affordability, and low in terms of socio-cultural acceptance, while regulatory and infrastructure readiness could not yet be assessed because of limited evidence. Comparative cases suggest that public trust, clear regulation, and the integration of housing with public facilities can reduce resistance to vertical living. Vertical housing should therefore be viewed as one component of a broader social policy approach, one that addresses affordability, residents' social and cultural needs, and the targeting of vulnerable households, rather than as a purely physical solution.

Keywords: Housing Crisis; Vertical Housing; Inclusive Development.

I. INTRODUCTION

Everyone has the right to adequate housing because a home can serve as the starting point of a person's life. However, today's younger generation has many concerns about homeownership itself, owing to economic challenges, employment opportunities, and the bureaucracy involved in owning a home or other assets. The BPS (2022) report estimates that the proportion of Indonesia's population living in urban areas will rise to 66.60 percent by 2035, meaning that about two-thirds of the population will reside in urban areas, while the national population is projected to reach 284.44 million people in 2025, up from 282.48 million in the previous year (BPS, 2025). As the population continues to grow, the demand for housing will also continue to rise. Economic instability and inequality have also fueled urbanization, as rural residents move to urban areas in search of more promising economic opportunities. However, limited land availability and extremely high property costs may drive newcomers to settle in illegal settlements, and there are concerns that this will trigger a housing crisis in Indonesia.

Population growth could also affect housing prices. During the COVID-19 pandemic, property prices continued to rise because home developers adjusted prices in line with population growth, and demand for housing among the younger generation tended to rise while supply remained limited (BPS, 2024). According to BPS (2025), the price of detached

houses rose by 16.48 percent from the pre-pandemic period through 2025, while the overall increase for both houses and apartments was 15.99 percent. BPS explains that the increase is higher for detached houses because of higher land prices, coupled with rising construction material costs and high demand. Indonesians also still prefer owning detached houses over apartments, and if the public remains closed off to other housing options, this could serve as an initial trigger for a housing crisis. According to Bank Indonesia's Residential Property Price Survey (Bank Indonesia, 2025), rising building material costs, mortgage interest rates, and bureaucratic hurdles in obtaining permits are the main obstacles to residential property sales, a decline in purchasing power that serves as a warning sign of the unfolding crisis.

High housing prices can trigger further problems in society, such as the emergence of slums. Slum settlements can form due to several factors, including the length of time families have lived there, a poor economy that prevents them from owning property, and the large number of migrants, especially in urban areas (Saputra et al., 2022). Substandard housing also has a significant impact on mental health: children living in poor housing conditions are more likely to experience symptoms of depression than those living in good-quality housing (Riva et al., 2022), and the size of a home greatly influences an individual's mental well-being (Foye, 2017). One example is the shift-based sleeping arrangement in Tanah Tinggi, Central Jakarta, where residents take turns sleeping because of the extremely cramped size of their homes (Kompas, 2024). Housing is therefore not only a matter of supply but also of quality, because fostering well-rounded human capital requires a high-quality home environment in which children can grow and develop.

There is one more issue worth highlighting: Indonesia lacks specific regulations limiting the ownership of homes, land, or other properties as investment commodities. Existing laws only limit the amount of agricultural land that Indonesian citizens may own (Government Regulation No. 56 of 1960). Without such restrictions, the concentration of land ownership will exacerbate social inequality, particularly in urban areas where land prices are rising (Ruska et al., 2025). Meanwhile, many people are still in need of housing, yet the majority of properties are controlled for investment purposes by high-income groups, making it difficult for low-income individuals to access adequate housing. These dynamics have become one of the most daunting challenges for the younger generation and for middle- to lower-income communities when it comes to homeownership.

Vertical housing is frequently proposed as a response to these pressures, particularly land scarcity. The existing scholarship on this topic can be grouped into two strands. The first examines vertical housing as a policy response in specific places, including Singapore (Wong, 2004), Japan (Nurdiani, 2014), Pakistan (Khalil & Nadeem, 2019), and Yogyakarta (Rachmawati et al., 2017). The second consists of Indonesian studies on residents' perceptions and preferences in Bandung (Dwidayati et al., 2023), Bekasi (Puspitasari et al., 2022), Medan (Tarigan & Silitonga, 2024), Malang (Rahmawati et al., 2020), Makassar (Wilham & Galib, 2019), and Tebet (Wiranegara & Arninda, 2018).

Despite this body of work, three limitations stand out. First, the literature is fragmented. In the studies reviewed here, most are single-city case studies or descriptive policy accounts, and few connect affordability, social acceptance, and regulation within one framework. Second, the evidence on preferences is inconclusive. Studies in Bekasi and Medan report a strong preference for detached houses, whereas studies in Bandung and

Malang report positive attitudes toward vertical housing. Because these studies did not compare groups directly, it remains unclear whether the differences reflect generation, city, or research design. Third, the experiences of Singapore and Japan are presented as models, but whether conditions such as public trust and sound regulation (Nurdiani, 2014) can be replicated in the Indonesian context is rarely examined. Direct evidence on Indonesia's regulatory and infrastructure readiness is also scarce. Without a synthesis that addresses these gaps, debates on vertical housing risk treating it as a purely physical, land-saving solution.

This paper addresses that need by reviewing the literature from a sociological perspective. Wirth (1947) argued for studying housing as a field of sociological research, treating it as a social value, as a relation to the community, and as a matter of social policy. Housing is therefore not only physical shelter but a social issue shaped by inequality in access, social norms about home and community, and social cohesion among residents. More recent work shows that housing insecurity is not only a matter of affordability but is also situated within social relationships (DeLuca & Rosen, 2022), which suggests that policies focusing solely on affordability may overlook other social dimensions of housing.

This perspective guides how we categorize and evaluate the literature across four dimensions: land need and scarcity, affordability, socio-cultural acceptance, and regulatory and infrastructure readiness.The review covers studies, policy documents, and official statistics published, focusing on Indonesia and drawing on comparative cases from Singapore, Japan, and Pakistan. It aims to (1) synthesize what the literature reveals about the potential of vertical housing in Indonesia across these four dimensions, and (2) identify where the evidence is insufficient and further research is needed.

II. METHOD

This study uses a qualitative literature-based assessment (narrative review) to evaluate the potential of vertical housing in Indonesia. A literature review is a method of collecting data on an issue through the evaluation of articles, books, and other materials related to the topic under discussion (Febrianto & Siroj, 2024).

Literature was searched in Google Scholar using keywords such as vertical housing, housing crisis, and housing policy, covering publications from 2004 to 2024. Studies were included if they (1) examined vertical housing, public rental housing, or housing preferences in Indonesia, or described vertical housing policy in other countries, and (2) provided evidence relevant to at least one of the four dimensions below. This process yielded 10 studies (Table 1). In addition, this study draws on official statistics from BPS and Bank Indonesia and on domestic news reports, which were used as supporting contextual data and were not counted among the reviewed studies. Sources were selected for their relevance to the housing crisis, urbanization, and vertical housing, both in other countries and in Indonesia itself.

Three phases were involved in the analysis. First, the location that takes studies in each country urban area, primary problem, and the countries remedy of each reviewed study were compiled (Table 1). Second, the findings and national data were categorized into four dimensions: land need and scarcity, affordability, socio-cultural acceptance, and regulatory and infrastructure readiness. These dimensions were selected because they consistently appeared in the reviewed studies as key factors driving or hindering the adoption of vertical housing. Evidence from Indonesia was separated from comparable evidence from other countries within each dimension. Third, based on the direction of the Indonesian evidence, each dimension was assigned a qualitative grade of potential. A dimension was graded "high" if most of the evidence (reviewed studies and national statistics) indicated a supportive trend, "medium" if the findings were mixed, and "low" if the evidence predominantly pointed to

barriers. If the literature provided insufficient direct evidence on Indonesia, the dimension was marked "not yet assessable." Evidence from other countries served as comparison and did not determine the grade. Because each dimension rests on a limited number of studies, the grades are interpretive judgments of the available evidence rather than rigid quantitative measures.

III. RESULTS AND DISCUSSIONS

A. Result

Based on the literature review, the researchers have gathered information on the housing crisis, housing perferences, vertical housing, and related policies from various countries, including Indonesia.

Table 1. Results of Previous Studies

Literature by location and year of study	Main issues	Solutions/recommendations/results
Optimizing the Naya Pakistan Housing Policy: Opportunity s (Khalil & Nadeem, 2019)	The problem in Pakistan is that the population and urbanization are increasing sharply, which is not in line with the availability of housing. This is compounded by high land and housing construction costs.	Pakistan has introduced the "Naya" policy program, under which homebuyers can pay a 20% down payment and receive approval for a mortgage covering 80% of the home's price, repayable over a period of more than 20 years. However, this program has been criticized for being insufficiently inclusive. This criticism has led to recommendations for urban planning reforms and the development of affordable vertical housing integrated with public facilities.
Inclusive Development through Providing Vertical Housing for Low-Income Families in Yogyakarta Urban Areas s (Rachmawati et al., 2017)	In Yogyakarta, there are three rivers that flow through the city the Code, Gadjah Wong, and Winongo rivers whose riverbanks have the potential to become slum areas, given that Yogyakarta's population is quite dense and continues to grow each year. This population density can lead to an increase in illegal, slum-like housing .	The Provincial Government of the Special Region of Yogyakarta has implemented a policy to build public housing for low-income residents. This policy has led to several recommendations, such as that the construction of these public housing units should prioritize low-income families through a stricter selection process to ensure the program is more targeted. Residents should also be empowered through training programs, such as entrepreneurship training, so that they can become more self-reliant in the future.
Japanese Residential Architecture for the	Japan was hit by a land price crisis that began	The solution presented by the Japanese government is the construction of high-

General Public (Nurdiani, 2014)	in urban areas around the 1960s; coupled with high rates of urbanization, the demand for housing also increased. Japan is also a country highly prone to natural disasters such as earthquakes, and many crises have occurred in Japan as a result of natural disasters.	quality vertical housing. Japan's vertical housing development is among the best because, given the country's earthquake-prone conditions, the public has embraced vertical housing with open arms. This is due to the trust built between the government and its people, as well as sound regulations enforced by the authorities there.
Vertical Cities as a Solution to Land Scarcity: The Tallest Public Housing Development in Singapore (Wong, 2004)	Singapore is a country with an area of approximately 660 km^2; consequently, it faces a scarcity of land for housing. One effort undertaken by the government has been land reclamation, but this method is limited both technically and geographically.	The Singaporean government has proposed a solution involving the development of an urban concept dominated by high-rise buildings. One of the government's initial plans is to construct a 50-story apartment building integrated with public facilities.
Perceptions of the "Ideal Public Housing" Among Residents of the Buring Public Housing Complex, Malang (Rahmawati et al., 2020)	The Buring Public Housing Complex was built in response to the Malang City government's concerns about the scarcity of available land, which was out of proportion to the high demand for land and housing. There were fears that this situation would lead to more serious issues.	Based on this qualitative study, the community has responded positively to the construction of public housing because it provides significant financial relief. The affordable price of public housing is the main reason why the community prefers it over single-family homes. However, the community is still adjusting to a slightly different cultural environment and has requested the establishment of RT and RW systems because they tend to face difficulties in handling administrative matters.
Factors Influencing Young Adults' Preference for Vertical Housing: A Case Study in Bandung (Dwidayati et al., 2023)	Sales of detached house in Bandung tend to be higher than those of vertical housing, so researchers sought to examine how people prefer vertical housing	Young adults prefer vertical housing to single-family homes due to several factors, such as building quality and accessibility to public facilities, since most vertical housing is built in the city center. Additionally, from an economic perspective, it is evident that the high cost of housing remains out of reach for young people.
Analysis of Factors Influencing Home Purchase Decisions at	Analyzing the factors that influence	The results show that cultural factors have the greatest influence on home-

the Taman Dataran Indah Housing Complex in Makassar (Wilham & Galib, 2019)	consumers to purchase a home.	buying decisions in this complex, which consists of single-family homes.
Housing Preferences Y Generation in The Urban Area, Bekasi City (Puspitasari et al., 2022)	Looking at Gen Y housing preferences, particularly in Bekasi City	Landed houses remain the most sought-after housing type among Generation Y. Despite the widespread development of apartments in close proximity to shopping centers and activity hubs, Gen Y still shows a clear preference for landed houses.
Residental Location Selection Crtiteria Based on Millenial Generation Preferences in Medan City (Tarigan & Silitonga, 2024)	Understanding the housing preferences of Millennials in Medan City.	The results indicate that location ranks first among millennial housing preferences, followed by accessibility and physical housing attributes. The most preferred housing type is a modest landed house with one or two stories.
The Difference of Social Harmony between the Inhabitants of Flats and Landed Housing in Tebet Area, Jakarta (Wiranegara, H. W., & Arninda, P. 2018)	Identifying whether there is a difference in social harmony between residents of apartments and landed houses, as well as identifying the elements of functional housing conditions that affect their occupants.	There is a difference in social harmony between apartment and landed house residents. The social harmony of apartment residents is lower than that of landed house residents.

B. Discussion

Based on a review of the literature, several perspectives have emerged ranging from the nature of the crisis to the solutions adopted and the recommendations offered. Regarding the crisis, the main issues faced are high rates of urbanization, overpopulation, and land scarcity. These issues have led to solutions and recommendations that tend to be similar, namely the implementation of policies regarding vertical housing development. This policy is considered capable of optimizing the use of increasingly limited land and meeting housing needs as the population continues to grow.

The countries that have implemented this approach most effectively—particularly in Asia are Singapore and Japan. Empirically, we can see that the majority of people in these countries live in vertical housing. This serves as evidence that vertical housing is not merely an alternative solution but can also be the primary solution to addressing the housing crisis in areas with limited land and growing populations.

Furthermore, policies regarding vertical housing cannot ignore the social, economic, and cultural contexts of each country especially in Indonesia. Although the development of vertical housing has proven effective in theory, questions arise regarding the extent to which Indonesia can adopt and implement these policies more effectively, particularly in terms of public acceptance of these plans and infrastructure readiness.

To assess the potential of vertical housing in Indonesia, this study has conduct the findings of the reviewed literature into four dimensions: land need and scarcity, affordability,

socio-cultural acceptance, regulatory and infrastructure readiness. These dimensions were selected because they consistently appear in the reviewed studies as key factors supporting or turn down the adoption of vertical housing, both in Indonesia and other country. In addition to support the findings of the literature review presented in Table 1, this assessment also utilizes data provided in the introduction.

For each dimension, Table 2 summarizes the findings regarding implementation that will demonstrate the outcomes evidence of vertical housing, comparative evidence will illustrate what is potentially feasible within the Indonesian context, and obstacles will highlight the factors hindering the potential of vertical housing in the country, followed by a qualitative assessment of its potential.

Table 2. Assessments of the Potential of Vertical Housing in Indonesia

Dimension	Evidence from Indonesia	Comparative evidence	Obstacles	Assessments
Land need and scarcity	Urban population is projected to reach 66.60% by 2035 and the total population is rising (BPS, 2022; 2025). Detached house prices rose 16.48% since 2019, driven by land prices (BPS, 2025). Vertical public housing already exists in Jakarta, Surabaya, and Yogyakarta. Buring public housing in Malang was built in response to land scarcity (Rahmawati et al., 2020).	Land scarcity pushed Singapore (Wong, 2004) and Japan (Nurdiani, 2014) toward vertical housing. Pakistan's experience also recommends vertical housing amid urbanization and high land costs (Khalil & Nadeem, 2019).	Demand remains concentrated on detached houses, which keeps pressure on land.	High
Affordability	Buring residents see public housing as significant financial relief (Rahmawati et al., 2020). Young adults in Bandung find housing costs out of reach and prefer vertical housing (Dwidayati et al., 2023).	Pakistan's Naya program was criticized as insufficiently inclusive, which led to recommendations for affordable vertical housing (Khalil & Nadeem, 2019).	Rising material costs, mortgage rates, permit bureaucracy, down payments, and taxes hamper residential property sales (Bank Indonesia). Targeting of low-income families needs a stricter selection process (Rachmawati et al., 2017).	Medium

Socio-cultural acceptance	Young adults in Bandung prefer vertical housing for its quality and access to public facilities. Buring residents responded positively.	Japanese public embraced vertical housing because of trust in government and sound regulation (Nurdiani, 2014).	96.3% of respondents in Bekasi and 76.3% in Medan prefer detached houses (Puspitasari et al., 2022; Tarigan & Silitonga, 2024). Social harmony is lower in apartments than in detached houses in Tebet. Culture is the strongest factor in home purchases in Makassar (Wilham & Galib, 2019). Buring residents are still adjusting and requested RT/RW.	Low
Regulatory and infrastructure readiness	Yogyakarta has a public housing policy for low-income residents (Rachmawati et al., 2017). Buring residents struggle with administrative matters.	Japan: trusted regulation. Singapore: housing integrated with public facilities. Yogyakarta-style resident empowerment (training) is also recommended.	The reviewed literature has little direct evidence on Indonesia's readiness. No written law limits households per home, and Surabaya's KK rule is about aid targeting, not vertical housing.	Not yet assessable

As table 2 shows, the potential of vertical housing is strongest in terms of land need and weakest in terms of socio-cultural acceptance. The primary reason supporting the development of vertical housing is land scarcity. As discussed in the introduction, Indonesia's urban population is projected to rise to 66.60 percent by 2035 (BPS, 2022), alongside a continuing increase in the total population. Concurrently, the price of landed houses rose by 16.48 percent between 2019 and 2025, accompanied by rising land prices (BPS, 2025). These trends indicate intensifying pressure regarding land scarcity. Problem regarding land scarcity is also a question of who can access land, not only how much land remains. Without limits on the ownership of residential land, land can be concentrated as an investment commodity, which widens inequality in urban areas (Ruska et al., 2025). Seen through this lens, pressure on land is felt unevenly: a livable home requires at least 30.89 m^2 of floor area for a family of four (Suryo, 2017), a standard that may be increasingly difficult for low-income households to meet through detached housing as land prices rise.

Vertical housing development requires less land and offers greater efficiency which an approach has already implemented in Jakarta, Malang, and Yogyakarta based on literatures above. For instance, the Buring public housing in Malang was developed in response to land scarcity (Rahmawati et al., 2020), while Singapore and Japan have also turned to vertical

housing due to similar pressures (Wong, 2004; Nurdiani, 2014). Consequently, the development of vertical housing is highly recommended as the most logical response to land scarcity in Indonesia.

Evidence regarding affordability is varied. Residents of the Buring rental flats view the housing as significant government assistance (Rahmawati et al., 2020), while young people in Bandung or those unable to purchase homes due to rising prices prefer vertical housing (Dwidayati et al., 2023). However, common obstacles continue to constrain public purchasing power. Bank Indonesia's Residential Property Price Survey identifies rising building material costs, mortgage interest rates, bureaucratic hurdles, substantial down payments, and taxes as primary barriers to residential sales in Indonesia. These figures pertain to residential property in general rather than vertical housing specifically; thus, they reflect broader pressures rather than serving as a direct measure of vertical housing costs. Experiences from other countries also demonstrate that affordability depends on the target demographic. For instance, Pakistan's Naya Program has faced criticism for a lack of inclusivity (Khalil & Nadeem, 2019), and research in Yogyakarta suggests that stricter selection processes are needed to effectively reach low-income families (Rachmawati et al., 2017). Consequently, affordability is viewed as medium.

The challenges of developing vertical housing in Indonesia can be viewed from the sociocultural perspective of Indonesian society. Indonesians remain deeply attached to detached house, which are far more numerous than vertical housing units. This is supported by a study conducted by Puspitasari et al. (2022) in the city of Bekasi which found that 96.3 percent of people are more interested in simple detached house with one or two stories. Similar results were also found in a study by Tarigan & Silitonga (2024) in the city of Medan, which found that 76.3 percent of the population prefers detached house. Indonesians' preference for detached house. Based on research by Wilham and Galib (2019), culture is also the most influential factor in the decision to purchase a landed house in the city of Makassar.

This preference reflects the values held by Indonesian society, which views the home as a space for social interaction. A study by Wiranegara and Arninda (2018) found that social harmony in daily interactions is lower among residents of apartment buildings compared to those living in detached houses. Indicators such as cooperation in social activities, the upholding of good customs, mutual greetings, and the nurturing of the younger generation were all more evident among residents of detached houses. Indonesian social life is deeply rooted in neighborly relations and hospitality; consequently, residential environments that diverge from these norms may hinder the widespread adoption of vertical housing. Empirically speaking, Tanah Tinggi is one of the contrast example that detached house preference is solid in Indonesia. Some people willing to live in a cramped house filled with 5 or over family member which is far from decent home standard.

Evidence from other cities points in a more supportive direction. Young adults in Bandung preferred vertical housing for its building quality and access to public facilities (Dwidayati et al., 2023), and residents of the Buring public housing complex in Malang responded positively, although they are still adjusting and requested an RT/RW system to handle administrative matters (Rahmawati et al., 2020). The contrast between Bandung and the preferences in Bekasi and Medan may indicate generational or city-specific differences, although these studies did not compare the groups directly. Experience in Japan suggests that such resistance can be overcome through public trust and sound regulation (Nurdiani, 2014). Vertical housing environments in Indonesia should therefore be designed to align with existing cultural norms. Overall, socio-cultural acceptance is rated low because most Indonesian evidence points to obstacles, while the supportive findings remain limited to a few cities.

It is not yet possible to assess regulations and infrastructure availability, as existing literature result offers limited evidence regarding the situation in Indonesia. While Yogyakarta provides public housing for low-income residents (Rachmawati et al., 2017), research on the Buring public housing complex indicates that residents struggle with necessary administrative processes upon settling into a new environment (Rahmawati et al., 2020). Furthermore, Indonesia lacks written laws governing household size limits; regulations in Surabaya concerning the Family Card (Kartu Keluarga) are designed to ensure government aid reaches the intended recipients (Detikjatim, 2025) rather than to regulate adequate housing standards for families. On the other side, experiences from other countries offer valuable insights: Japan prioritizes public trust and clear regulations (Nrudiani, 2014), while Singapore plans to develop vertical housing integrated with public facilities (Wong, 2004). Whether these similar conditions can be achieved in Indonesia still requires further study.

Evidence from Indonesia indicates that the potential for vertical housing is rated high regarding land requirements, medium regarding affordability, and low regarding socio-cultural acceptance, while its potential remains unassessed in terms of regulation and infrastructure availability. Experiences from countries like Japan and Singapore suggest that socio-cultural resistance can be overcome through increased public trust, clear regulations, and the integration of housing with public facilities; however, its implementation in Indonesia requires further study. Vertical housing is viewed as a measure to prevent a decent housing crisis, provided that its design and regulations align with Indonesian social norms and effectively target vulnerable populations.

IV. CONCLUSION

The possibility of a housing crisis in Indonesia is becoming more apparent. Continued population increase and urbanization, combined with socioeconomic pressures and rising property costs, have already resulted in slums and confined living arrangements, such as shift-based sleeping in Tanah Tinggi. As a result, Indonesia faces a high risk of a housing crisis, and preventive action is crucial before it gets out of hand. Reviewing the literature from a sociological perspective, this paper synthesized the potential of vertical housing as such a measure across four dimensions. The evidence indicates that its potential is high in terms of land need, medium in terms of affordability, and low in terms of sociocultural acceptance. The public's strong preference for detached houses and worries that social cohesion is weaker in apartment settings are the primary barriers, while studies from Bandung and Malang suggest that acceptance may be higher in specific situations. Experiences in Singapore and Japan, as described in the reviewed studies, indicate that public trust, clear regulations, and integration with public facilities can reduce such reluctance, although more research is necessary to determine whether these strategies can be applied in Indonesia especially about the culture itself being one of the challenge and hindering factors that government should consider to optimize vertical housing. The review also identified where the evidence is insufficient: because of a lack of direct evidence, regulatory and infrastructure readiness could not yet be assessed. Given the limited number of studies, the grades should be read as indicative. Future research should therefore examine the regulation, management, and long-term outcomes of vertical housing in Indonesia, and compare preferences across generations and cities. Vertical housing may be viable as a preventive measure, provided that its design reflects local social norms and its allocation targets low-income households. Such an approach could help ensure that housing does not become a barrier for future generations and support more inclusive development.

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