

# The Impact of the Eto'o Tower Building Construction Process on the Quality of Life of Local Communities in Suco Motael, Posto Administrativo Vera Cruz, Municipio Dili, Timor-Leste

Jacinto Marques Ximenes<sup>1\*</sup>, Surjono<sup>2</sup>, Anthon Efani<sup>3</sup>

<sup>1</sup>Master student of Environmental and Development Resource Management, Postgraduate program, Universitas Brawijaya, Malang, Indonesia\*

<sup>1</sup>Direccao Nacional Emprego Exterior, Becora, Dili, Republica Democratica de Timor-Leste\*

<sup>2</sup>Department of Urban and Regional Planning, Faculty of Engineering, University of Brawijaya, Malang, Indonesia

<sup>3</sup>Department of Fisheries and Maritime Socioeconomics, Faculty of Fisheries and Marine Science, University of Brawijaya, Malang, Indonesia

## Abstract

Out in a limited manner, especially in constructing small-scale buildings to improve the community's economy. However, the development was not controlled, and there was even unlicensed construction. This study aims to describe the impact of the Eto'o Tower construction process on the quality of life of the local community and explore the driving and inhibiting factors of the Eto'o Tower construction process on the community's quality of life. This type of qualitative research is based on observations of existing data in the field and data obtained from in-depth interviews asked of informants. The result presents if the environmental development impacted by construction brings partial effects, both positive (space improvement that could enhance the development and opportunity of modernization) and negative (Physical Damage and Decreasing Environmental Conditions). Despite both effects, these constructions also reflect the evidence of driving factors (government commitment, the enthusiasm of the surrounding citizen's community for participating, and the opportunity for foreign investors to invest in various sectors by adding new places) and inhibiting factors (the partial chain problems caused by the presence of illegal permits that affect the surrounding environment). Overall, government policies due to building construction activities are still lacking, so there is a need for socialization, guidance, and supervision by relevant government agencies.

**Keywords:** development permits, quality of life of the community, development of the area

## INTRODUCTION

Republica Democratica de Timor-Leste (RDTL) is an agricultural country with oil wealth, tourism, and agriculture [1]. The country Republica Democratica de Timor-Leste also has a population that is not so large, but the population is increasing yearly. This phenomenon shows that Timor-Leste is vulnerable and impacted by land use change, where productive land is used to construct buildings to support population growth [2].

Human life cannot be separated from its environment, from the natural physical to the socio-economic aspect [3]. The connection between humans and the environment is also very close, and they link each other by giving and receiving relationships [4]. The influence of

nature on humans tends to be passive, compared to the human impact on nature being more active. It depends on the fact that humans can exploit nature to change it as they wish. Nature does not have the desire and ability to manipulate humans actively; slowly but surely, what happens to nature will affect humans or society [4].

This study focused on describing the impacts of the Eto'o Tower construction process in Posto Administrativo Vera Cruz, Municipio Dili, Timor Leste, based on the quality of the local community's environment. This study also explored the driving and inhibiting factors of the Eto'o Tower development process on the quality of the community's environment (including social, economic, and environmental conditions and impacts) caused by the construction activities of the Eto'o Tower Building. Later, the results of this study were expected to provide recommendations for local government policies, especially related to the construction of buildings

---

Correspondence address:

Jacinto Marques Ximenes

Email : jacintomarguesximenes@gmail.com

Address : Becora, Dili, Timor-Leste

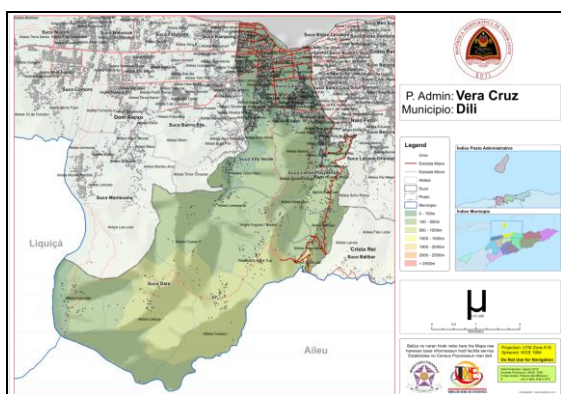
in Postu Administrativo Vera Cruz, Municipio Dili, Timor-Leste.

### **MATERIAL AND METHOD**

The method used in this research is a qualitative approach that produces descriptive data in speech or written behavior observed by the researcher himself [5, 6]. In addition, this approach is also used in social science research to collect and analyze data from spoken and written words, as well as human actions, where researchers do not attempt to calculate or quantify the qualitative data obtained. This approach is holistically directed at the background of the individual. The qualitative approach intends to understand the phenomenon experienced by research subjects, for example, behavior, perception of views, and motivation for daily actions holistically and with the method of description in words and narrative language. This research will use qualitative descriptive methods to reveal the impact of building construction on socio-economic and environmental aspects in Postu Administrativo Vera Cruz Municipio Dili Timor Leste.

### **Study Area**

This research is located in Suco Motael, Postu Administrativo Vera Cruz Municipio, Dili District, the largest city in Timor Leste. Vera Cruz Dili lies on the north coast of the island. According to the division of the Administrativo region, Dili is divided into six Postu Administrativo consisting of 48 Suco and 243 Aldeia. The six Administrativo posts are Cristo Rei, Atauro, Dom Aleixo, Metinaro, Nain Feto, and Vera Cruz. One of the Postu Administrativo zones discussed in this study is Postu Administrativo Vera Cruz, especially Suco Colmera (Figure 1).



**Figure 1.** Map of *Timor – Leste* (Source: Government Vera Cruz, 2023)

According to 2018 census data, the population is 30,000 - 40,000 people. The new

arrivals reported by the Chefe do Suco in Dili's Municipio were about several thousand, most of whom were resettled in the Dom Aleixo zone. Based on their livelihood, residents in the Suco Motael Postu Administrativo Vera Cruz area have a livelihood as civil servants (Funcionario Publica), private, carpenters, merchants, tailors, ranchers, farmers, mechanics, drivers, entrepreneurs, sellers, employees and scavengers. In general, residents of the Suco Colmera area work in sales of clothing, batik, tais (woven fabrics), and electronics.

### **Data Collection**

Data collection through interviews using qualitative descriptive methods to reveal the impact of building construction on environmental quality in Postu Administrativo Vera Cruz Municipio, Dili, Timor Leste. The respondents were the community members involved in the construction of the building, which was related to the office of the Ministry of Works and the Secretary of State for Environmental Affairs of Timor-Leste. There are several data collection techniques in qualitative research plans used in research including the following [5]:

#### **1. Observation**

Rulam (2014) states that observation is one of the data collection techniques in any research, including qualitative research, and is used to obtain information or data for the study. The purpose of observation data is to describe the observed background of the activities.

#### **2. In-depth Interviews**

According to [7], in-depth interviews are conducted by exploring information from an informant; therefore, it is necessary to start with an informant. The type of interview used is a semi-structured interview.

#### **3. Documents**

According to [5], documents refer to materials such as photography, memos, letters, diaries, notable clinical recordings, and others that can be used as supplementary information in newspapers. As complementary, the documentation method also obtained data related to research problems through literary books, photo archives, or other documents related to phenomena that occur in research.

### **Data Analysis**

The results of interviews, notes in the field, photos, documents, and findings while in the field were analyzed using the method of [3]. Qualitative data analysis consists of three stages: Condensation data, Display data, and Conclusion

Drawing/Verifications [8]. Data condensation refers to selecting, handing, abstracting, and/or transforming data close to the entire section of field notes in writing, transcripts, interviews, documents, and other empirical materials. Second, data display is an organization that unifies information and allows for inference and action. The presentation of data is done to understand what is happening more profoundly or to take action based on understanding. Third, Conclusions Drawing and verification from the beginning of data collection. The analyzer looks for the meaning of objects and records the regularity of explanations, possible configuration configurations, causal flows, and propositions.

Are there any tools (maybe a statistical test) to validate the qualitative data used in this study?

## RESULT AND DISCUSSION

### Development at Postu Administrativo Vera Cruz Municipio, Dili

Historically, in the research location at Suco Motael Postu Administrativo Vera Cruz Municipio Dili, there was a border between Suco Motael and Colmera, right in the middle of the two communities. In Municipio Dili Postu Administrativo Vera Cruz, during the era of colonization of the Portuguese, the Netherlands and Indonesia carried out development in the area, but still in the form of ordinary housing and did not have high-rise buildings; at the beginning of the business in this development was carried out by local entrepreneurs in the regional; thus the Eto'o Tower Building was built for shopping centers and to provide also a place for investors from abroad to invest in Timor-Leste. Then, the government seeks this development to be a large-scale development [9]. Although reported incompletely, it is noted that development began to increase at the beginning of the colonization of Portugues. During its journey from the 450 years of colonial rule of Portugal to the Indonesian colonization and until the independence of the Republica Democratica de Timor-Leste, large-scale development efforts were carried out on a limited basis, especially in constructing other small buildings. Meanwhile, the construction of small-scale buildings developed significantly in line with the improvement of the people's economy [10] of Timor Leste. Medium-scale development efforts, especially the construction of buildings, including the Eto'o Tower Building, have become one of the largest buildings in Timor-Leste after

construction is completed so that the development is carried out with environmental permits through ANLA.



Figure 2. Master Plan of Eto'o Tower Building as a place and focus of research at Suco Colmera Postu Administrativo Vera Cruz Dili (Google Map Timor Leste Daily. 1 June 2020)



Figure 3. Construction Process of Eto'o Tower Building at Suco Colmera Postu Administrativo Vera Cruz Dili (Google Map Timor Leste Daily. 1 June 2020)

### Social, Economic, and Environmental Conditions Impacted by Building Construction Activities

Social conditions affecting education are often associated with the quality of human resources. The quality of human resources is not only related to academic abilities but has something to do with the ability of someone to respond to changes around them. The higher the level of education, the better the response to life's problems [11].

#### Education Level

Education affects society, which ultimately changes society. Social change is a form of innovation related to all aspects of human life to improve the welfare of society. The level of education in Vera Cruz sub-district, especially in the village of Motael. From the secondary data

obtained by the researchers, the following is the composition of the population according to education in Motael village:

**Table 1.** Population according to education level at Suco Motael

No	Level of Education	Total	Percentage (%)
1	No/not yet in school	92	3.3
2	Kindergarten ( <i>Infantil</i> )	35	1.3
3	Elementary School ( <i>Primaria</i> )	579	20.8
4	Junior High School ( <i>Pre-Secundaria</i> )	381	13.7
5	Senior High School ( <i>Secundaria</i> )	280	10
6	University	51	1.8

Source: Monografia Suco 2022

### Health Facility

Health is one of the elements of general welfare that must be realized by the ideals of the nation Republica Democratica de Timor-Leste (RDTL) [Diario Ministiriu da Saude [12]. Infrastructure and health facilities are needed so that efforts to improve public health can be carried out properly

**Table 2.** Health Facility at Suco Motael

Suco	Post Saude		Clinic	Sub-Clinic
	Inpatient	Supporting		
Motael	0	1	1	1
Colmera	0	1	1	1
Total	0	1	1	1

Source: Datus Saude Postu Administrativo 2022

### Age and Gender

Age and gender are important characteristics of the population. By knowing the composition of the population based on age and sex, the changes that occur from one time to another can be known. Here are the ages and genders in Motael Village:

**Table 3.** Population Composition According to Age and Gender in Motael village

Age	Sex		Total
	Male	Female	
0-5	99	102	201
6-10	68	70	138
11-15	84	110	194
16-20	102	87	189
21-25	98	78	176
26-30	73	80	153
31-35	68	76	144
36-40	67	75	142
41-50	51	59	110
51-55	50	53	103
56-60	48	51	99
61+	40	50	90

Source: Datus Monografia Suco Motael 2022

### Tribes and Religions

The tribe is part of a nation that has basic characteristics. These characteristics are usually related to a culture's origin and some characteristics that can be used to recognize an ethnic group, such as physical, language, customs, and art. Each tribe believes they belong to the same class and descent. In daily life, they have their language and customs derived from previous ancestors.

### Economic Situation

According to [13], "economic situation is a position that rationally and assigns a person to a certain position in society; the provision of that position is also accompanied by a set of rights and obligations that the status bearer must play." Livelihood is an effort to meet the needs of daily life by working. Livelihoods between communities differ from one another. The local community's geographical, social, and cultural conditions can cause these differences. People in Motael Village are generally farmers and trade vegetables [14].

The level of the community's economic life is primarily determined by its opportunities to obtain income and employment opportunities [13]. The obstacle in today's society is the difficulty in getting a job. The cause is the mismatch between the work results and the benefits obtained. According to Ismatul [14], building construction generally hurts socio-economic and ecological aspects, namely the decline in agricultural business and increased production costs, food prices, and labor flexibility. Job opportunities in building construction positively impact residents because they can improve the community's economy.

### Affected Environmental Conditions

#### Road Damage

Roads are basic infrastructure, and humans must move from one location to another to meet their needs. Road activities become urgent when the economic and social activities of the community experience significant growth. Road conditions in Vera Cruz sub-district, especially where researchers conducted research in Dwiyanto et al., [15]. The condition of the road between the two villages that the researchers visited was deplorable, with potholes and dust, so it was tough for local people to pass, but now the condition of the road has been improved and is good to pass.

### **Well Water Pollution**

Wells are one of the water sources for human life, animals, and plants that live and exist on this earth. All living things on earth need and need the importance of water to maintain the continuation of life [16]. According to Kukul Prasetyo et al. [17], the negative impact of building construction is a decrease in the quality of healthy and river water. Building construction using well water has become a habit for people carrying out construction activities. According to Astiti et al., [18], the vast location of pollution results in a narrow environment, reducing environmental friendliness and snub land in the development area can provide low exposure to the surrounding community.

### **Land Destruction**

The community's land was previously used for plantations and trade of the Suco Motael community. Still, the land is very beneficial for the sustainability of life within the local community [19]. These benefits can be taken because one of the ecological functions is hydrology, namely groundwater regulation and soil protection from the impact of erosion [20]. Plantation land also functions to absorb carbon dioxide from the atmosphere to carry out the process of photosynthesis that produces oxygen [21]. Land damage will result in floods, landslides, and greenhouse effects that cause rising temperatures. In addition, noise or noise is a disturbance to the environment caused by sound or sound that results in the comfort and tranquility of living things around.

### **Development Impact**

The construction of buildings carried out by companies in the village of Motael and the village of Kolmera resulted in social, economic, and environmental changes that had a positive and negative impact [20].

### **Positive Impact**

The positive impact obtained by the community after they work as builders generally argues that being a builder can produce and can change the lives of those who are not in good conditions to be better than before; Afrizal [21] development has a positive impact on the economy of small communities around development companies [22].

### **Negative Impact**

Changes occur through the interaction between humans and the environment, so there is no environmental problem if there is a

harmonious relationship between various substances, objects, and organisms that do not interfere [23]. According to Ismatul [14], development generally hurts socioeconomic and ecological aspects, namely the decline in agricultural businesses due to increased production costs, food prices, and labor scarcity.

### **1. Health Problem**

Construction activities without permits generally use other materials. The construction of the building in the middle of the community well has polluted the well so that the community can no longer consume it. According to Ayu F.S. et al. [24], development seems to hurt public health conditions, as shown by the increased prevalence of ARI disease in areas around development areas.

### **2. Environmental Damage**

The construction of the permit building in Vera Cruz District hurts the surrounding environment. Environmental damage occurs through road damage, well water pollution, traffic congestion, land use change, and noise [25].

### **3. Land Conflict**

Land conflicts in the Vera Cruz sub-district due to building construction activities are a problem in communities that have not yet reconciled.

## **Driving and Inhibiting Factors of Building Construction**

### **Driving Factors**

Supporting factors are factors that support the success of the construction of the environmentally friendly [26n] Eto'o Tower Building in Dili City, especially in Posto Administrativo Vera Cruz. Based on the results of the study, the following are supporting factors in the construction of the environmentally friendly Eto'o Tower Building at Suco Motael:

- Strong commitment from the government and the secretary of state for environmental affairs to increase environmentally sound development. The strong commitment of the SEA Government to improve environmentally sound development can be seen from its vision and mission, namely through "4 pillars" (Development, Tourism, Environment and Clean Water) [26]. From this, it can be concluded that Development, Tourism, Environment, and Clean Water are among the sectors in which the Government of Timor Leste wants to excel. In addition to

this, the commitment of the Government of Timor-Leste is urgently needed.

- Positive community capture of the construction of the Eto'o Tower Building at Suco Motael. In addition to the strong commitment of the Government of Timor-Leste to improve the development sector, another supporting factor is the positive capture of the people of Dili City Timor-Leste towards the construction of buildings in Dili City, especially in Suco Motael. This can be seen from the surrounding community's enthusiasm for participating in building structures in the village. In addition, the community also formed a neighborhood cleaning group every Friday to develop their village into a Clean town. There have been many initiatives from the village community regarding the environment; the village community has also helped preserve the environment in the village and the city of Dili.
- Helping the government provide a place for foreign investors to invest in various sectors in Timor-Leste to improve the country's economy and reduce the problem of employment unemployment in Timor-Leste. The construction of the building also benefits the local community because it can trade in the local environmental area, but basically, this development activity employs the community.

#### **Inhibiting Factors**

The increasing prevalence of development without building permits in the Vera Cruz sub-district will significantly affect people's lives from an economic, social, and environmental perspective, considering that few people depend on the trade and development sector.

#### **Local Government Policy on Building Construction**

Regulation of the Ministry of MTCI RDTL No. 1/2008, 6 February 2008, Given the awareness of the community on the impact of activities that do not pay attention to environmental aspects, it is very necessary to have scarcity in the form of counseling and coaching to the community, especially building builders. According to Mido Putra [27], the effectiveness of policy implementation is very influential in efforts to save the environment caused by the company. Related to the RDTL LEI Constitution no.14,933, DE 5 DE JUNHO DE 2009, concerning local

governments, the authority of local governments regarding development is henceforth managed by provincial governments [Peraturan Kementerian MTCI RDTL No. 1/2008, 6 February 2008].

The government allowed environmental permits from ANLA after inspections from Timor-Leste's secretary of state for environmental affairs. "According to the RDTL LEI Constitution no.14,933, DE 5 DE JUNHO DE 2009, local government, especially development into central or provincial governments, is related to the construction of buildings. (*interview on Friday, March 17, 2023, at 2:30 p.m. HTL*)

#### **CONCLUSION**

Based on the results of this study, it concluded that the construction of Eto'o Tower was expected to bring new opportunities through improvement for facilities development that could push the modernization through the quality of the local community's environment (by adding more spaces for economic, health facilities, and education). However, this development also yields environmental problems caused by the building construction (road damage, well water pollution, and land destruction). In addition, based on the investigation, the driving factors behind this construction are government commitment, positive community capture, and the provision of new job opportunities. Inhibiting factors also caused regulatory problems, which showed that construction was illegal.

#### **REFERENCES**

- [1]. Durand, F. 2010. *História de Timor-Leste Da Pré-História à Actualidade* (Portuguese Edition). Lidel Publisher. Portugal
- [2]. Republica Democratica de Timor-Leste. 2017. *Orsamentu Geral Estado 2017: Livru 1*. <https://www.laohamutuk.org/econ/OGE17/PropBks/PropOJE2017Bk1Oct2016te.pdf>. Accessed on 10 July 2023.
- [3]. Asdak, C. 2012. *Kajian Lingkungan Hidup Strategis Jalan Menuju Pembangunan Berkelanjutan*. Gadjah Mada University Press. Yogyakarta
- [4]. *Diario Historia Timor-Leste Tranzisaun Untaet* (2002)
- [5]. Rulam, A.E. 2014. *Metodelogi Kualitatif*. Ar-Ruzz Media. Yogyakarta.

- [6]. Jody, M. 2011. *Filosofi Metodologi Penelitian dan Komunikasi Ilmiah*: Universitas Brawijaya Press. Malang
- [7]. Afrizal. 2016. *Metode Kualitatif*. Rajawali. Jakarta.
- [8]. Miles, M. B., Huberman, A. M., Saldana, J. 2014. *Qualitative Data Analysis, A Methods Sourcebook*, Edition 3. Sage Publications. USA
- [9]. Harjanto, I. 2011. *Teori Pembangunan*: Universitas Brawijaya Press. Malang.
- [10]. Kusuma, B. M. A. 2019. The Role of Government in Overcoming Industrial Development Impact Towards Environmental Sustainability. *J-PAL*, 5.1: 24
- [11]. Murti, C.C., Rofi, A. 2017. Dampak Sosial Ekonomi dan Lingkungan Fisik Masyarakat Akibat Pengembangan Hotel di Kota Yogyakarta. *Jurnal Pembangunan Wilayah dan Kota* Volume 13. 2: 165 – 174
- [12]. *Diario Minestiriu da Saude* (2022).
- [13]. Sumardi, Mulyanto, 2001. *Kemiskinan Daerah Urban*. Rajawali. Jakarta
- [14]. Effendie. 2016. *Ekonomi Lingkungan*. UPP STIM YKPN. Yogyakarta.
- [15]. Dwiyanto, A. 2019. A Pilot Study of Significant Environmental Aspects Analysis on Coastal Fishing Port 'Pondokdadap' Malang Indonesia. *J-PAL*, 10.1: 1-8.
- [16]. Ciptadi, G., Koderi, Rahmawati, E. 2022, *Filosofi Lingkungan Hidup Modern*. Media Nusa Creative (MNC Publishing)
- [17]. Prasetyo, K (2017) *Pembentukan Karakter Disiplin Siswa Melalui Pembiasaan Shalat Dhuha Sbb N Purbalingga Tahun Pelajaran 2016/2017*. Skripsi thesis, IAIN Purwokerto.
- [18]. Rochmad, S., Soenhadji, S., Utomo, S.W. 2014. *Pencemaran Lingkungan*. Penerbit Universitas Terbuka. Tangerang Selatan
- [19]. Morelli, J. 2011. *Environmental Sustainability: A Definition for Environmental Professionals*. *Journal of Environmental Sustainability* Vol. 1. 1: 1-9.
- [20]. Fandel, C. 2017. *Analisis Mengenai Dampak Lingkungan Dalam Pembangunan Berbagai Sektor*. Gadjah Mada University Press. Yogyakarta
- [21]. Afrizal. 2016. *Metode Kualitatif*. Rajawali. Jakarta.
- [22]. Sulton, Ali. 2011. *Dampak Aktivitas Pertambangan Bahan Galian Golongan C Terhadap Kondisi Kehidupan Masyarakat Desa*. Skripsi Program Sarjana IPB. Bogor.
- [23]. Fitri, K. C. 2012. *Good Enviromental Governance*. Universitas Brawijaya Press. Malang.
- [24]. Sucipto, C. D. 2019. *Kesehatan Lingkungan*. Gosyen Publishing. Sleman.
- [25]. Tasnim. 2019. *Konsep Dasar Memahami Kualitas Lingkungan*. Sendangadi, Melati, Sleman, Yogyakarta
- [26]. Sarbi, S., Innaninengseh. 2019. Dampak Pembangunan terhadap Hutan dan Lingkungan Hidup. *Journal Peqquruang*: Vol. 1. 2: 13-17.
- [27]. Rahayu, E. P., Ratnasari, A. V., Wardani, R. W. K., Pratiwi et al. 2022. *Kesehatan dan Keselamatan Kerja*. Pradina Pustaka. Sukoharjo